



PTC 59225 - 283  
Chicago Title Insurance Company

**WARRANTY DEED**  
**ILLINOIS STATUTORY**  
(Limited Liability Company to Individual)



07029050570

Doc#: 0702905057 Fee: ~~\$20.00~~ #30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/29/2007 10:37 AM Pg: 1 of 2

**THE GRANTOR, LUNT GARDENS, LLC**, an Illinois Limited Liability Company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Members of said Limited Liability Company, **CONVEYS and WARRANTS** to **HASIBULLAH AQAI** of 6648 North Ashland Avenue, Chicago, Illinois 60626 of the County of Cook, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

"See legal description attached hereto and made a part hereof."

THIS IS NOT HOMESTEAD PROPERTY

Permanent Real Estate Index Number: 10-36-210-041-0000

Address of Real Estate: 2708 West Lunt Avenue, Unit 204, Chicago, Illinois 60645

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by one of its Managers, this 21st day of December, 2006.

LUNT GARDENS, LLC, an Illinois Limited Liability Company

By Alex Gershbeyn  
Alex Gershbeyn  
Manager

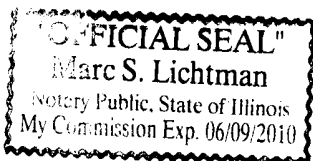
*Handwritten initials*

# UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF LAKE ss.

I, Marc S. Lichtman, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Alex Gershbeyn, personally known to me to be one of the Managers of the LUNT GARDENS, LLC, an Illinois Limited Liability Company, and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that as such Manager he signed and delivered the said instrument pursuant to authority given by the Board of Members of said Limited Liability Company, as their free and voluntary act, and as the free and voluntary act and deed of said Limited Liability Company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 21st day of December, 2006



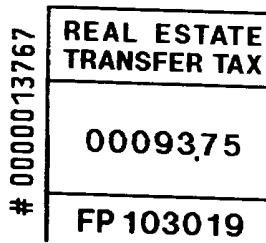
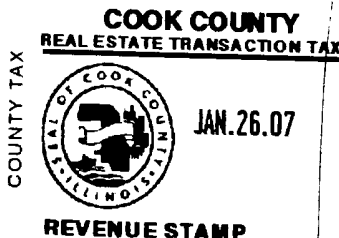
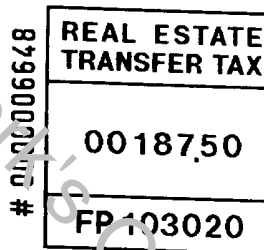
Marc S. Lichtman

(Notary Public)

**Prepared By:** Marc S. Lichtman  
Attorney at Law  
Marc S. Lichtman & Associates, Ltd.  
222 North LaSalle Street  
Suite 200  
Chicago, Illinois 60601

**Mail To:**  
Adam Lysinsky  
Attorney at Law  
4418 North Milwaukee Avenue  
Chicago, Illinois 60630

**Name & Address of Taxpayer:**  
HASIBULLAH AQAI  
2700 West Lunt Avenue  
Unit 401  
Chicago, Illinois 60645



City of Chicago  
Dept. of Revenue  
489454  
01/26/2007 09:48 Batch 07254 26

Real Estate  
Transfer Stamp  
\$1,406.25



# UNOFFICIAL COPY

## LEGAL DESCRIPTION RIDER

### LEGAL DESCRIPTION:

Parcel 1:

Unit 204 IN THE LUNT GARDENS CONDOMINIUMS, as delineated on a Survey of the following described real estate:

Lots 29, 30, 31 and 32 in Becker's Indian Boundary Park, a Subdivision of the West 5 Acres of the East 25 Acres of the Northwest 1/4 of the Northeast 1/4 of Section 36, Township 41 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois, which Survey is attached as Exhibit B to the Declaration of Condominium Ownership for Lunt Gardens Condominium Association made by Lunt Gardens, LLC and recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document Number 0629006087, together with its undivided percentage interest owned in the common elements, in Cook County, Illinois.

Parcel 2:

Unit P- 8, a Parking Space IN THE LUNT GARDENS CONDOMINIUMS, as delineated on a Survey of the following described real estate:

Lots 29, 30, 31 and 32 in Becker's Indian Boundary Park, a Subdivision of the West 5 Acres of the East 25 Acres of the Northwest 1/4 of the Northeast 1/4 of Section 36, Township 41 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois, which Survey is attached as Exhibit B to the Declaration of Condominium Ownership for Lunt Gardens Condominium Association made by Lunt Gardens, LLC and recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document Number 0629006087, together with its undivided percentage interest owned in the common elements, in Cook County, Illinois.

Parcel 3

The exclusive right to the use of Storage Space 9, a Limited Common Element as Delineated in the aforesaid Declaration of Condominium as S- 9 recorded in Cook County, Illinois.

Commonly known as 27 08 West Lunt Avenue, Unit 204, Parking Space 8,  
Storage Locker No. 9 Chicago, Illinois  
Permanent Index Number: 10-36-210-041-0000

Grantor also hereby Grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above described Real Estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, and Grantor reserves to itself, its

# UNOFFICIAL COPY

successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

This Deed is subject to all rights, easements, covenants, conditions restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

The Tenant of unit has waived or has failed to exercise the right of first refusal.

## SUBJECT TO:

- (a) General real estate taxes for the previous and current year not yet due and payable and for subsequent years, including taxes which may accrue by reason of new additional improvements during the year of Closing;
- (b) Special taxes or assessments for improvements not yet completed;
- (c) Easements, covenants, restrictions agreements, conditions, party wall rights and building lines of record;
- (d) The Condominium Property Act of the State of Illinois;
- (e) Survey attached as Exhibit B to the Declaration of Condominium Ownership for Lunt Gardens Condominium Association recorded on October 17, 2006 as document number 0629006087;
- (f) Declaration of Condominium Ownership for Lunt Gardens Condominium Association recorded on October 17, 2006 as document number 0629006087;
- (g) Applicable zoning and building laws and ordinances;
- (h) Plats of dedication and plats of subdivision and covenants thereon