

UNOFFICIAL COPY

WARRANTY DEED
ILLINOIS STATUTORY
(Limited Liability Company to Individual)
MAIL TO:



Doc#: 0702933018 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 01/29/2007 07:41 AM Pg: 1 of 2

NAME & ADDRESS OF TAXPAYER:
Alvaro & Melva Cuellar
5105 West Madison Street, Unit 2-604
Skokie, IL 60077

RECORDER'S STAMP

833089 / 2700848

THE GRANTOR, MADISON PLACE LLC, a 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 the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid and receipt whereof is hereby acknowledged, and pursuant to authority given by the Members of said Company, CONVEYS and WARRANTS to

ALVARO H. CUELLAR and MELVA CUELLAR, as husband and wife,
Not as joint tenants or tenants in common but as tenants by the entirety
2844 W. Pratt Blvd., Chicago, IL 60645
(NAME AND ADDRESS OF GRANTEE)

the following real estate situated in the Village of Skokie, Cook County, State of Illinois, to wit:

Parcel 1: ✓ Unit 2-604 together with its undivided percentage interest in the Common Elements in the Madison Place Condominiums as delineated in the Declaration Recorded November 25, 2002 as Document Number 0021302667, as amended from time to time, in the Southeast Quarter of Section 21, Township 41 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois;

Parcel 2: The exclusive right to the use of Limited Common Elements known as Parking Space P1-5 and P1-6 and Storage Space S1-5 and S1-6, as delineated on the Survey attached to the Declaration, aforesaid;

Parcel 3: Easement for storm water detention for the benefit of Parcel 1 created by deed Recorded in the Office of the Recorder of Deeds of Cook County, Illinois on June 16, 1994 as Document Number 94530404 over and upon Lot 2 in Madison Place Condominiums Plat of Resubdivision and Consolidation being a Subdivision of Part of the Southeast ¼ of Section 21, Township 41 North, Range 13 East of the Third Principal Meridian in Cook County, Illinois;

commonly known as 5105 West Madison Street, Skokie, Illinois 60077
and having P.I.N. Nos.: Part of recently assigned: 10-21-405-077-1111

Grantor also hereby grants to the 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 aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described herein.

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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.

This Deed is also subject to: Real estate taxes not yet due and payable; the Illinois Condominium Property Act; the Condominium Declaration; Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the Madison Place Condominium Association and Condominium assessments and special assessments due and payable after the Closing Date; Covenants, conditions and restrictions and building lines then of record; easements existing or of record; and special taxes or assessments for improvements not yet completed and drainage district or other assessments or installments thereof, not due as of the Closing Date.

In Witness Whereof, said Grantor has caused its name to be signed to these presents this 22nd day of January, 2007.

MADISON PLACE LLC, an Illinois limited liability Company

By: Norwood Construction, Inc., an Illinois corporation, Company Manager

By: *Susan J. Smith*
Vice-President

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

STATE OF ILLINOIS
JAN. 25. 07
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000035450	REAL ESTATE TRANSFER TAX
# 0000035450	00450.00
	FP 103032

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Susan J. Smith personally known to me to be the Vice-President of Norwood Construction, Inc., an Illinois Corporation, the Manager of Madison Place LLC, an Illinois limited liability Company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Vice-President, she signed and delivered the said instrument pursuant to authority given by the Board of directors of said Corporation, as her free and voluntary act, and as the free and voluntary act and deed of said corporation on behalf of said Company, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 22nd day of January, 2007.

Linda Yi Condon
Notary Public

NOTARIAL SEAL

OFFICIAL SEAL
LINDA YI-CONDON
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 07/2008

VILLAGE OF SKOKIE, ILLINOIS
Economic Development Tax
Skokie Code Chapter 98
Paid: \$1350
Skokie Office 01/22/07

This instrument was prepared by Steven S. Messutta, 250 S. Northwest Highway, Suite 300, Park Ridge, IL 60068.

This conveyance must contain the signature of the person preparing the instrument.

COOK COUNTY
REAL ESTATE TRANSACTION TAX
JAN. 25. 07
REVENUE STAMP

# 0000035556	REAL ESTATE TRANSFER TAX
	00225.00
	FP 103034

(-5020) and name and address of