

# UNOFFICIAL COPY



## WARRANTY DEED (Illinois)

Doc#: 0704641071 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/15/2007 12:17 PM Pg: 1 of 4

CAUTION: Consult a lawyer before using or acting under this form  
Neither the publisher nor the seller of this form makes any warranty  
with respect thereto, including any warranty of merchantability or  
fitness for a particular purpose.

THE GRANTOR, MONTROSE PROPERTIES, 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 00/100 (\$10.00)  
Dollars in hand paid, the receipt whereof is hereby acknowledged,  
and pursuant to authority of the manager  
of said company, CONVEYS AND WARRANTS TO:

Paul and Candice Heckel, as tenants by the entirety,  
and not as joint tenants or tenants in common,  
of the following address:  
2053 Trevine Terrace  
Vernon Hills, Illinois 60011

the following described real estate, situated in the County of Cook and in the State of Illinois,  
to wit:

See Exhibit A attached hereto.

Permanent Real Estate number(s): 14-18-133-034-0000

Address(es) of real estate: 2100-10 W. Montrose, Unit 2106-3, Chicago, Illinois 60630

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its  
Manager, the day and year first above written.

**MONTROSE PROPERTIES, LLC,**  
a limited liability company

By: [Signature]  
Anthony Caito  
Its: Manager

02/14/2007 11:02 Batch 07266 34  
492934  
Dept. of Revenue  
City of Chicago  
Real Estate Transfer Stamp  
\$2,407.50

\*If Grantor is also Grantee you may wish to strike Release and Waiver of Homestead Rights.

This instrument was prepared by Gregory A. McCormick, 223 W. Jackson Blvd., Suite 1010, Chicago,  
IL 60606, (312) 288-0105.

COUNTY TAX  
**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX  
FEB. 14. 07  
REVENUE STAMP

# 0000019059  
**REAL ESTATE  
TRANSFER TAX**  
0016050  
FP 103042

STATE TAX  
**STATE OF ILLINOIS**  
FEB. 14. 07  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 565500000  
**REAL ESTATE  
TRANSFER TAX**  
0032100  
FP 103041

Lawyers Unit #03308 Case# 06-1051240

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STATE OF ILLINOIS )  
 ) SS.:  
COUNTY OF COOK )

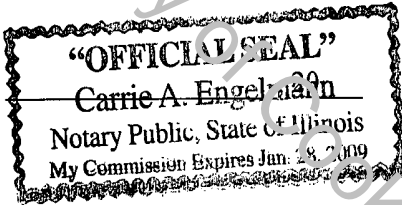
I, Carrie A. Engelmann the undersigned, a Notary Public in and for said County, in the State aforesaid,

DO HEREBY CERTIFY that Anthony Caito Personally known to me to be the President of the corporation, and Manager ~~Secretary of said corporation~~, and personally

IMPRESS SEAL HERE 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 he signed, sealed and delivered the said instrument as free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 31<sup>st</sup> day of January, 2006.

Commission expires



Carrie A. Engelmann  
NOTARY PUBLIC

This instrument was prepared by Gregory McCormick, 223 W. Jackson #1010, Chicago, IL 6.  
(Name and Address)



ATTY W<sup>m</sup> CHURCHILL  
(Name)  
P. O. Box 284  
(Address)  
GRAYSLAKE, IL 60030  
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

PAUL + CAROLINE HECKEL  
(Name)  
2100-10 W. MORROSE  
(Address) UNIT 206-3  
CHICAGO, IL 60630  
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

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## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL 1:

UNIT NO. **2106-3** IN 2100-10 W. MONTROSE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: THE EAST 115 FEET OF LOT 5 IN SUBDIVISION OF LOT 11 IN COUNTY CLERK'S DIVISION OF THE EAST 12 OF THE NORTHWEST ¼ OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0617431038 TOGETHER WITH SAID UNIT'S UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

#### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE LIMITED COMMON ELEMENT S-3 AS SET FORTH IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0617431038.

GRANTOR HEREBY GRANTS TO GRANTEE AND ITS SUCCESSORS AND ASSIGNS THE RIGHTS AND EASEMENTS APPURTENANT TO THE UNIT DESCRIBED HEREIN FOR THE BENEFIT OF SAID UNIT AS SET FORTH IN THE DECLARATION OF CONDOMINIUM; 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. THIS DEED IS SUBJECT TO ALL EASEMENTS, COVENANTS, RESTRICTIONS, AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

THERE WAS NO TENANT OF THIS UNIT AT THE TIME OF CONVERSION AND, THEREFORE, THERE WAS NO RIGHT OF FIRST REFUSAL.

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SUBJECT TO:

(1) GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING; (2) THE ILLINOIS CONDOMINIUM PROPERTY ACT; (3) THE CONDOMINIUM DOCUMENTS, INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO; (4) APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES; (5) LIENS BY PURCHASER OR ANYONE CLAIMING BY, THROUGH OR UNDER PURCHASER; (6) UTILITY EASEMENTS, IF ANY, WHETHER RECORDED OR UNRECORDED; (7) COVENANTS, CONDITIONS, RESTRICTIONS, ENCROACHMENTS AND EASEMENTS OF RECORD

**P.I.N.:** 14-18-133-034

**COMMON ADDRESS:** 2100-10 W. MONTROSE, UNIT 2106-3  
CHICAGO, ILLINOIS