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Chicago Title Insurance Company

WARRANTY DEED ILLINOIS STATUTORY (Corporation to Individual)



Doc#: 0705101126 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/20/2007 09:58 AM Pg: 1 of 3

STEWART TITLE OF ILLINOIS

2 N. LaSalle Street
Suite 625
Chicago, IL 60602
312-849-4243

513885
1 of 2

THE GRANTOR, 7162-7170 W. GRAND, 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 Directors of said limited liability company, **CONVEY(S) and WARRANT(S)** to
GLADYS ANAYA

(GRANTEE'S ADDRESS) 2739 Grove, Perwyn, IL 60402

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 AS EXHIBIT A

SUBJECT TO: general real estate taxes not due and payable at the time of Closing; the Act; the Declaration and the Condominium Documents, applicable zoning and building laws and ordinances; coverants, conditions, restrictions, encroachments and easements of record (none of which shall in any way affect the use and occupancy of the Purchased Unit); acts done or suffered by Purchaser or anyone claiming through Purchaser; utility easements, whether recorded or unrecorded.

Permanent Real Estate Index Number(s): 13-30-324-028-0000
Address(es) of Real Estate: Unit 4W, 7170 W. GRAND AVE., CHICAGO, Illinois 60707

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its names to be signed to these presents by its MEMBER, this 8th day of January, 2007..

7162-7170 W. GRAND, LLC, an Illinois Limited Liability Company

By [Signature]
GRAZIELLA SERGIO
MEMBER

By [Signature]
BART PRZYJEMSKI
MEMBER

STEWART TITLE OF ILLINOIS
2 N. LaSalle Street
Suite 625
Chicago, IL 60602
312-849-4243

303

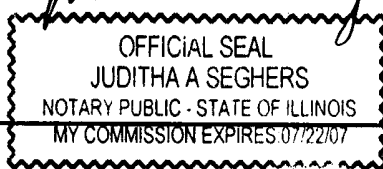
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STATE OF ILLINOIS, COUNTY OF Cook SS.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that GRAZIELLA SERGIO and BART PRZYJEMSKI, personally known to me to be the MEMBERS of the 7162-7170 W. GRAND, LLC, an Illinois Limited Liability Company, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such GRAZIELLA SERGIO and BART PRZYJEMSKI signed and delivered the said instrument and caused the corporate seal of said limited liability company to be affixed thereto, pursuant to authority given by the Board of Directors 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 8th day of February 2007

Juditha A. Seghers (Notary Public)



Prepared By: Lisa A. Marino, Attorney
Marino & Assoc., P.C.
3310 N. Harlem Ave.
Chicago, Illinois 60634

Mail To:
PATRICK DANIEL PORTO, Esq.
20 NORTH CLARK STREET, SUITE 825
CHICAGO, Illinois 60602

Name & Address of Taxpayer:
GLADYS ANAYA
UNIT 4W, 7170 W. GRAND AVE.
CHICAGO, Illinois 60707

CITY OF CHICAGO



FEB. 12. 07

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
0206250
FP 102807

0000021497

STATE OF ILLINOIS



FEB. 12. 07

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
0027500
FP 102804

0000032684

COOK COUNTY
REAL ESTATE TRANSACTION TAX



FEB. 12. 07

REVENUE STAMP

REAL ESTATE TRANSFER TAX
0013750
FP 102810

0000038489

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Exhibit "A"

LEGAL DESCRIPTION

PARCEL 1:

UNIT 4W TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 7170 W. GRAND AVE. CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0701109019, IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT 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 LAND DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, 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.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE, P-6 and STORAGE SPACE S-1, LIMITED COMMON ELEMENTS AS DELINEATED ON A SURVEY TO CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0701109019.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT 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 LAND DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, 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.