

UNOFFICIAL COPY

04.08.44

WARRANTY DEED - STATUTORY (ILLINOIS)-LIMITED LIABILITY COMPANY TO INDIVIDUAL



Doc#: 0705218038 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/21/2007 12:40 PM Pg: 1 of 5

The GRANTOR, **527 North Racine, L.L.C.**, 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 the sum of TEN (\$10.00) DOLLARS and other good and valuable consideration, in hand paid and pursuant to the authority of the managing Members of said Limited Liability Company, CONVEYS AND WARRANTS TO CRISTINA TORRES, a single woman, at the following address: 527 North Racine, Unit 527-2, Chicago, Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Real Estate Index Number(s): 17-08-237-039-0000;

Common Address: 527 North Racine, Unit 527-2, Chicago, Illinois 60622

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its managing Members this 20th day of December, 2006.

City of Chicago
Dept. of Revenue
493422



Real Estate
Transfer Stamp
\$2,917.50

02/21/2007 11:04 Batch 10218 30


527 North Racine LLC
Livaditis Enterprises, LLC, sole member
and manager of 527 North Racine LLC

By: Steve Livaditis, managing member of
527 North Racine LLC



✓

UNOFFICIAL COPY

COOK COUNTY
REAL ESTATE TRANSACTION TAX
 COUNTY TAX

 FEB. 21. 07
REVENUE STAMP

**REAL ESTATE
 TRANSFER TAX**
 # 0000019333
 0019450
 FP 103042

STATE OF ILLINOIS
 STATE TAX

 FEB. 21. 07
REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

**REAL ESTATE
 TRANSFER TAX**
 # 0008005869
 0038900
 FP 103041

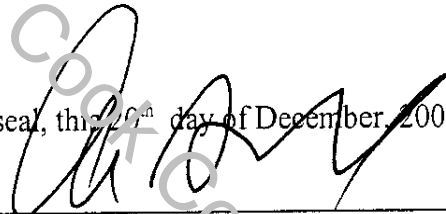
Property of Cook County Clerk's Office

UNOFFICIAL COPY

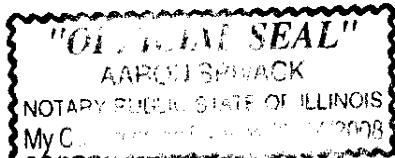
STATE OF ILLINOIS)
COUNTY OF COOK) SS.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Steve Livaditis, Manager Member of Livaditis Enterprises, LLC** 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 Manager Member of 527 North Racine LLC that he signed sealed and delivered the said instrument pursuant to authority given by the managing Members as their free and voluntary act, for the uses and purpose therein set forth.

Given under my hand and official seal, this 20th day of December, 2006.



Notary Public



This Instrument was prepared by:

Law Offices of Aaron Spivack
811 West Superior Street
Chicago, Illinois 60622

MAIL TO:
Aaron Spivack
811 W Superior Street
Chicago, Illinois 60622

NAME & ADDRESS OF TAXPAYER:
Cristina Torres
527 North Racine, Unit 527-2
Chicago, Illinois 60622

UNOFFICIAL COPY

LEGAL DESCRIPTION

PARCEL 1:

UNIT 527-2 IN 527 NORTH RACINE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE NORTH 21.64 FEET OF LOT 29 AND THE SOUTH 2.24 FEET OF LOT 30 TOGETHER WITH THE VACATED NORTH-SOUTH ALLEY (EXCEPT THE EAST 0.14 FEET THEREOF) LYING EAST OF AND ADJOINING SAID PART OF LOTS 29 AND 30 (ALLEY VACATED BY ORDINANCE RECORDED AS DOCUMENT NUMBER 15999865), ALL IN BLOCK 25 OGDEN'S ADDITION TO CHICAGO, IN SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS AN EXHIBIT "A" TO DECLARATION OF CONDOMINIUM RECORDED 12/28/06 AS DOCUMENT 0636209019, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS THE BENEFIT OF PARCEL 1 CREATED BY GRANT OF MUTUAL EASEMENT RECORDED February 18, 2004 AS DOCUMENT 0404931098.

PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-2 A LIMITED COMMON ELEMENT, AS SET FORTH IN THE CONDOMINIUM DECLARATION RECORDED 12/28/06 AS DOCUMENT 0636209019.

UNDERLYING PIN: 17-08-237-039-0000 (AFFECTS THE LAND AND OTHER PROPERTY).

COMMONLY KNOWN AS: 527 N. RACINE AVENUE, UNIT 2, CHICAGO, IL

THE 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 THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID

UNOFFICIAL COPY

DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID
DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

THE TENANT OF THE UNIT EITHER WAIVED OR FAILED TO EXERCISE THE
RIGHT OF FIRST REFUSAL TO PURCHASE THE UNIT OR HAD NO RIGHT OF
FIRST REFUSAL TO PURCHASE THE UNIT UNLESS THE TENANT IS THE
PURCHASER.

Property of Cook County Clerk's Office