

UNOFFICIAL COPY



Chicago Title Insurance Company

WARRANTY DEED
ILLINOIS STATUTORY
(Corporation to Individual)



07072331770

Doc#: 0707233177 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/13/2007 11:20 AM Pg: 1 of 3

Property of Cook County Clerk's Office

THE GRANTOR, 500 NORTH DAMEN, 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 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 JAMES CHRISTOPHER BOGCESS and STEPHANIE PRISCILLA BOGCESS

(GRANTEE'S ADDRESS) 2211 W. Armitage Ave., Unit G, Chicago, IL 60647

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 Illinois Condominium Property Act; condominium documents of record, including all amendments and exhibits hereto; applicable zoning and building laws and ordinances; acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; utilities easements, if any, whether recorded or unrecorded; covenants, conditions, restrictions, and easements of record; streets and highways; drainage ditches, feeders, laterals and drain tile, pipe or other conduit

Permanent Real Estate Index Number(s): 17-07-124-035-0000, 17-07-124-036-0000, 17-07-124-037-0000, 17-07-124-038-0000

Address(es) of Real Estate: 500 N. DAMEN, UNIT 202, CHICAGO, Illinois 60612

3R

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Members, this 7th day of March, 2007.

500 NORTH DAMEN, LLC,
an Illinois Limited Liability Company

By [Signature]
VICTOR AYALA

By [Signature]
TIMOTHY LOUCOPOULOS

By [Signature]
CONSTANTINE FOURLAS

By [Signature]
CHESTER BACHULA

BOX 334 CTR

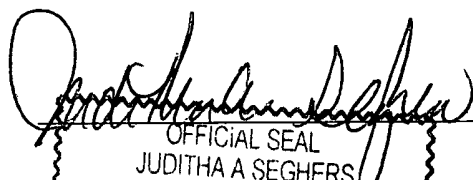
ST 50956 36 00A-North CTR

UNOFFICIAL COPY

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 VICTOR AYALA, TIMOTHY LOUCOPOULOS, CONSTANTINE FOURLAS and CHESTER BACHULA personally known to me to be the Members of the 500 NORTH DAMEN, 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 VICTOR AYALA, TIMOTHY LOUCOPOULOS, CONSTANTINE FOURLAS and CHESTER BACHULA 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 7th day of March 2007



OFFICIAL SEAL
JUDITHA A. SEGHERS
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 07/22/07
(Notary Public)

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

Mail To:
MAZYAR M. HEDAYAT, Esq.
425 QUADRANGLE DRIVE, SUITE 101
BOLINGBROOK, Illinois 60440

Name & Address of Taxpayer:
JAMES CHRISTOPHER BOGGESS and STEPHANIE PRISCILLA BOGGESS
UNIT 202, 500 N. DAMEN
CHICAGO, Illinois 60622

CITY TAX

 CITY OF CHICAGO
MAR.-9.07
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000013000

REAL ESTATE TRANSFER TAX
0201000
FP 103033

STATE TAX


STATE OF ILLINOIS
MAR.-9.07
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000036780

REAL ESTATE TRANSFER TAX
0026800
FP 103032

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX
MAR.-9.07
REVENUE STAMP



0000036886

REAL ESTATE TRANSFER TAX
0013400
FP 103034

UNOFFICIAL COPY

Exhibit "A"

LEGAL DESCRIPTION

PARCEL 1: UNIT NUMBER 202 IN THE GRAND TIMBER LOFTS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 97, 98, 99 AND 100 IN WINSLOW'S SUBDIVISION OF PART OF BLOCK 21 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO PLAT THEREOF RECORDED JULY 17, 1869 AS DOCUMENT 19633 IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0630017133, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

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, 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 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.

THE TENANT OF THE UNIT EITHER WAIVED OR FAILED TO EXERCISE THE OPTION TO PURCHASE THE SUBJECT UNIT.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-2, AS LIMITED COMMON ELEMENTS AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0630017133.

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; 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 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.

THE TENANT OF THE UNIT EITHER WAIVED OR FAILED TO EXERCISE THE OPTION TO PURCHASE THE SUBJECT UNIT.