

# UNOFFICIAL COPY

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

04  
0846

The GRANTOR, **527 North Racine, L.L.C., an Illinois Limited Liability Corporation**, 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 of the authority of the managing Members of said Corporation, CONVEYS AND WARRANTS TO Cristina Torres a single woman, at the following address: 527 N. Racine, Unit 4, Chicago, Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:



Doc#: 0708031077 Fee: \$54.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 03/21/2007 12:40 PM Pg: 1 of 4

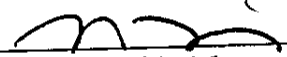
SEE ATTACHED LEGAL DESCRIPTION

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

Common Address: 527 N. Racine, Unit 4, Chicago, Illinois 60622

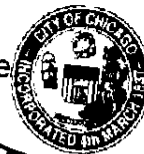
In Witness Whereof, said Grantor has caused its name to be signed to these presents by its managing Members this 5<sup>th</sup> day of March, 2007.

527 North Racine, LLC.

By:   
Steve Livaditis, Manager of  
527 North Racine, LLC.

46

City of Chicago  
Dept. of Revenue  
498354



Real Estate  
Transfer Stamp  
\$3,300.00

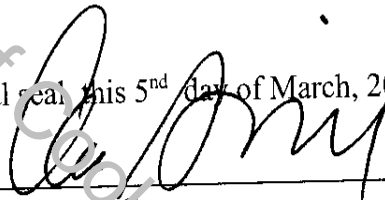
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STATE OF ILLINOIS       )  
COUNTY OF COOK       ) SS.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Steve Livaditis, Manager of 527 North Racine, 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 of 527 N. 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 5<sup>th</sup> day of March, 2007.

  
\_\_\_\_\_  
Notary Public

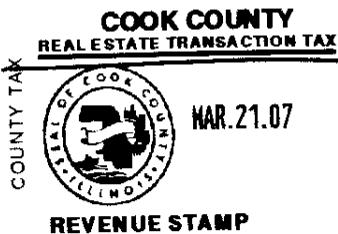


This Instrument was prepared by:

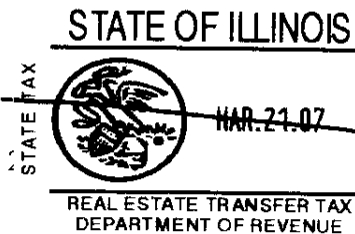
Law Offices of Aaron Spivack  
811 West Superior Street  
Chicago, Illinois 60622

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

NAME & ADDRESS OF TAXPAYER:  
Cristina Torres.  
527 N. Racine, Unit 4  
Chicago, Illinois 60622



REAL ESTATE TRANSFER TAX
0022000
FP 103042



REAL ESTATE TRANSFER TAX
0044000
FP 103037

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## LEGAL DESCRIPTION

PARCEL 1:  
UNIT 527-4 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 DECEMBER 28, 2006 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-4 A LIMITED  
COMMON ELEMENT, AS SET FORTH IN THE CONDOMINIUM DECLARATION  
RECORDED DECEMBER 28, 2006 AS DOCUMENT 0636209019.

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

COMMONLY KNOWN AS: 527 N. RACINE AVENUE, UNIT 4, 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

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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