



**WARRANTY DEED**

1) gnt # 07-0041

THE GRANTOR

Doc#: 0708810146 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/29/2007 04:24 PM Pg: 1 of 3

**2600 WEST DIVERSEY, LLC**

for and in consideration of Ten and 00/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by its authorized representatives,

CONVEYS AND WARRANTS TO

**MAURICE N LAMBERT** <sup>AND</sup> **AUDREY A LAMBERT** and **TIMOTHY R LAMBERT**, A  
**Joint Tenants**

HUSBAND AND WIFE

SINGLE MAN

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL

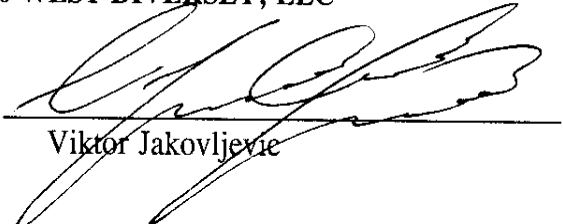
**Commonly Known As:** 2602 W Diversey, Unit 201  
Chicago, Illinois 60647

**P.I.N.:** 13-25-226-033-0000

**IN WITNESS WHEREOF**, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its authorized representative.

DATED this 21st day of February, 2007

**2600 WEST DIVERSEY, LLC**

By:   
Viktor Jakovljevic

3R

# UNOFFICIAL COPY

STATE OF ILLINOIS     )  
   )  
   ) SS  
 COUNTY OF COOK       )

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that VIKTOR JAKOVljeVIC, 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 severally acknowledge he signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 21st day of February, 2007.




*Bylle L Skoczek*  
 NOTARY PUBLIC

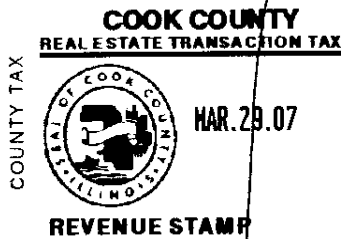
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**This instrument was prepared by:** Thomas S. Moore  
 111 W. Washington Street, Suite 1100  
 Chicago, IL 60602

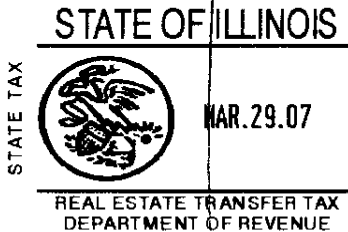
**MAIL TO:** John Zachara  
 39 S LaSalle Street,  
 Suite 500  
 Chicago, IL 60603

**SEND TAX BILLS TO:**  
 Tim Lambert  
 910 W. Van Buren St.  
 Suite 163  
 Chicago, IL 60607

City of Chicago                                      Real Estate  
 Dept. of Revenue                                            Transfer Stamp  
 499928    \$2,700.00  
 03/29/2007 15:29 Batch 10241 21



# 0000021373	REAL ESTATE TRANSFER TAX
	00180.00
	FP 103042



# 0000009388	REAL ESTATE TRANSFER TAX
	00360.00
	FP 103037

# UNOFFICIAL COPY

## LEGAL

Parcel 1: Unit 2602-201 in 2602 West Diversey condominium as delineated on a survey of the following described real estate:

Lots 11 and 12 and part of Lot 13 in Wolfram's Subdivision of the South 5 acres East of Railroad of Lot 6 in the Subdivision of the West 1/2 of the Northeast 1/4 of Section 25, Township 40 North, Range 13, East of the Third Principal Meridian, more particularly described as follows:

Beginning at the Southeast corner of said Lot 11;  
 Thence South 90° 00' 00" West, along the South line of said Lots, a distance of 62.00 feet;  
 Thence North 00° 00' 00" West a distance of 86.50 feet;  
 Thence North 90° 00' 00" East a distance of 2.57 feet;  
 Thence North 00° 00' 00" West, a distance of 38.53 feet;  
 Thence North 90° 00' 00" East, along the North line of said Lots, a distance of 58.00 feet;  
 Thence South 00° 39' 13" East, along the East line of said Lot 11, a distance of 125.04 feet to the point of beginning, in Cook County, Illinois.

Which survey is attached as Exhibit "A" to Declaration of condominium recorded 2/05/07 as Document 0703615108, together with its undivided percentage interest in the common elements, as may be amended from time to time.

Parcel 2: The exclusive right to the use of Parking Space P-2, a limited common element, as set forth in the Condominium Declaration recorded 2/05/07 as Document 0703615108, as may be amended from time to time.

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 Chicago, Illinois 60647

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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 Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.