

UNOFFICIAL COPY



Doc#: 0709434012 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 04/04/2007 08:34 AM Pg: 1 of 3

WARRANTY DEED

FILED-11710C JMD

THE GRANTOR **VENTURE SOLUTIONS , 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 the sum of Ten----- DOLLARS, and other good and valuable consideration _____ in hand paid, and pursuant to authority given by the Board of Managers of said LLC., CONVEYS and WARRANTS to

PATRIC JAROSIEWICZ

the following described Real Estate situated in the County of Cook in State of Illinois, to wit: 3

As Per Attached:

This is not Homestead Property of Grantor.

Permanent Real Estate Index Number(s) 20-02-315-010-0000

Address of Real Estate: 4610 S. DREXEL BOULEVARD , UNIT # 3E, CHICAGO , IL 60653
SUBJECT TO: covenants, conditions and restrictions of record, and to General Taxes for 2005 and subsequent years.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Managing Member, this 22ND day of MARCH , 2007.

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
499958 \$3,000.00
03/30/2007 08:41 Batch 07293 10



VENTURE SOLUTIONS , LLC.,

(Name of Corporation)

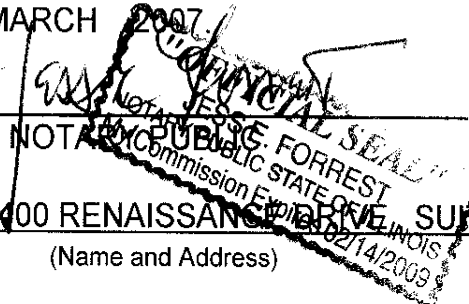
Managing Member

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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 ADAM STANSON personally known to me to be the Managing Member of the VENTURE SOLUTIONS, LLC., and personally known to me to be the same person whose names is subscribed to the foregoing instrument, appeared before me this day in person as such Managing Member, he signed and delivered the said instrument, as his free and voluntary act, and as the free and voluntary act and deed of said LLC., for the uses and purposes therein set forth.

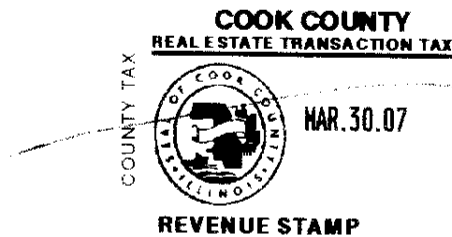
Given under my hand and official seal, this 22ND day of MARCH 2007.

Commission expires 2009.



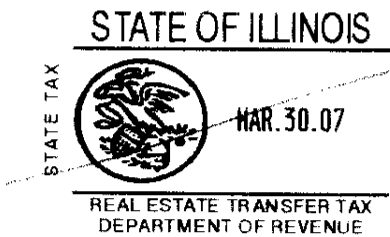
This instrument was prepared by JESS E. FORREST 1400 RENAISSANCE DRIVE, SUITE # 203, PARK RIDGE, IL 60068
(Name and Address)

MAIL TO: AND SEND SUBSEQUENT TAX BILLS TO:
PATRIC JAROSIEWICZ
4610 S. DREXEL BLVD # 3E
CHICAGO, IL 60653



REAL ESTATE TRANSFER TAX
00200.00
FP 103042

0000021377



REAL ESTATE TRANSFER TAX
00400.00
FP 103037

0000009392

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LEGAL DESCRIPTION

PARCEL 1:

UNIT 3E IN THE LASCALA CONDOMINIUMS AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0618734088 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN SECTION 02, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE RIGHT TO THE USE OF PARKING SPACE NUMBER 4 AND STORAGE SPACE NUMBER 4 LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 0618734088.

P.I.N.:20-02-315-010-0050

COMMONLY KNOWN AS: UNIT NO. 3E
4610 S. DREXEL BLVD, CHICAGO, IL 60653

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.

THE TENANT OF THE UNIT HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

THE PURCHASER OF THE UNIT WAS THE TENANT OF THE UNIT PRIOR TO THE CONVERSION OF THE BUILDING TO A CONDOMINIUM.

SUBJECT TO: GENERAL REAL ESTATE TAXES AND SPECIAL ASSESSMENTS NOT DUE AND PAYABLE AT THE TIME OF CLOSING; APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES AND OTHER ORDINANCES OF RECORD; THE CONDOMINIUM DOCUMENTS, INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO, AND ALL OF THE COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS SET FORTH THEREIN; COVENANTS, CONDITIONS, RESTRICTIONS, BUILDING LINES AND OTHER MATTERS OF RECORD FILED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS; UTILITY EASEMENTS; ACTS DONE OR SUFFERED BY PURCHASER OR ANYONE CLAIMING BY, THROUGH OR UNDER PURCHASER; LEASES, LICENSES AND EASEMENTS RELATING TO LANDSCAPING, MAINTENANCE, REPAIR, SNOW REMOVAL, STORM WATER RETENTION, REFUSE OR OTHER SERVICES TO, FOR OR ON THE PROPERTY OR OTHERWISE AFFECTING THE COMMON ELEMENTS; TERMS AND PROVISIONS OF THE ILLINOIS CONDOMINIUM PROPERTY ACT.