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Doc#: 0710035156 Fee: \$28.00 Eugene "Gene" Moore RHSP Fee:\$10.00

Cook County Recorder of Deeds Date: 04/10/2007 11:35 AM Pg: 1 of 3

COOK COUNTY RECORDING

DEED	
NORTGAGE	
ASSIGNMENT	
POWER OF ATTORNEY	
RELEASE	
SUBORDINATION AGREEN	ENT
OTHER	Ś

RETURN TO:

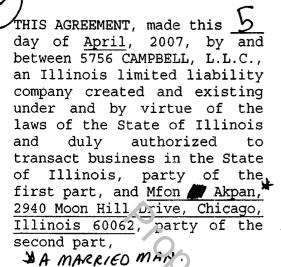
FFC (y of Chicago Dept. of Revenue

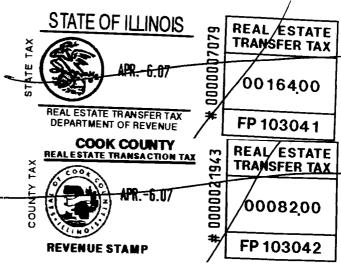
Real Estate <u>Transfer</u> Stamp

\$1,230.00

501414

04/06/2007 10:34 Batch 07297 10





WITNESSETH, that the party of the first part, for and in consideration of the sum fu of Ten Dollars and 00/100 (\$10.00), in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Members of said limited liability company, by these presents does REMISE, RELEASE, ALIEN, WARRANTS AND CONVEY unto the party of the second part, and to its successors and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois 'nown and described as follows, to wit:

PARCEL 1:

Unit 2511-G in THE ARDMORE CONDOMINIUMS, as delineated on a survey of the following described real estate:

LOT 1 IN BLOCK 19 IN W.F. KAISER AND COMPANY'S ARCADIA TERRACE, BEING A SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 (EXCEPT THE WEST 33 FEET THYREOF) AND THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO.0617444025 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

, A LIMITED COMMON ELEMENT THE EXCLUSIVE RIGHT TO USE PARKING SPACE P THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 061 / 1025

"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 THEREIN."

"THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAME DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID THE UNOT HAS WAIVED THEIR RIGHT OF FIRST REFUSAL. DECLARATION WERE RECITED AND ST PULATED AT LENGTH HEREIN."

THE TENANT OF THE

pgether with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder fents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law

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or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: Covenants, conditions, restriction of record, and public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2007 and subsequent years.

Permanent Real Escate Number(s): 13-01-421-020-0000 Affects Pig and Underlying LAND Address(es) of Real Estate: 2511 W. Ardmore, Unit 2511-G, Chicago, Illinois 60659

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its _____ Manager the day and year first above written.

BY:

Raphael Venter, Manager

Instrument prepared by: Phillip I. Rosenthal, 3700 W. Devon, #E, Lincolnwood, IL 60712

MAIL TO:
Mare Sargis
7366 N. Lincoln, Suite 206
Lincolnwood, Illinois 60712

SEND SUBSEQUENT BILLS TO:

Mfon Akpan

2511 W. Ardmore, Unit 2511-G

Chicago, Illinois 60359

OR RECORDER'S OFFICE BOX NO.

STATE OF ILLINOIS) ss. COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Teofil Scorte or Ralph Venter are personally known to me to be the Managers of 5756 CAMPBELL, L.L.C., an Illinois Limited Liability Company, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such Managers, they signed and delivered the said instrument and caused the seal of said Company to be affixed thereto, pursuant to authority, given by their authority as their free and voluntary act, and as the free and voluntary act and deed of said Company, for the uses and purposes therein set forth

Given under my hand and official

icial sent th

this 5 day of <u>April</u>, 2007.

Notary Public My Commission Expire

SHALA

NOTARY PUBLIC STATE OF ILLINOIS

NOTARY PUBLIC STATE OF ILLINOIS

AND COMMISSION EXPIRES (1817)