

UNOFFICIAL COPY

EXEMPT UNDER PROVISIONS OF PARAGRAPH
E SECTION 31 - 45,

REAL ESTATE TRANSFER TAX LAW

DATE: 4/13/07

Alex Jenkins
Signature of Buyer, Seller or Representative

Prepared By and return after recording to:

Marc S. Lichtman
Attorney at Law
Marc S. Lichtman & Associates, Ltd.
222 North LaSalle Street
Suite 200
Chicago, Illinois 60601

Name & Address of Taxpayer:

LUNT GARDENS, LLC
4350 DiPaolo Center; Suite G
Glenview, Illinois 60025

Property of Cook County Clerk's Office

UNOFFICIAL COPY**LEGAL DESCRIPTION RIDER****LEGAL DESCRIPTION:**

Parcel 1:

Unit 302 IN THE LUNT GARDENS CONDOMINIUMS, as delineated on a Survey of the following described real estate:

Lots 29, 30, 31 and 32 in Becker's Indian Boundary Park, a Subdivision of the West 5 Acres of the East 25 Acres of the Northwest 1/4 of the Northeast 1/4 of Section 36, Township 41 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois, which Survey is attached as Exhibit B to the Declaration of Condominium Ownership for Lunt Gardens Condominium Association made by Lunt Gardens, LLC and recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document Number 0629006087, together with its undivided percentage interest owned in the common elements, in Cook County, Illinois.

Parcel 2:

~~Unit P- _____, a Parking Space IN THE LUNT GARDENS CONDOMINIUMS, as delineated on a Survey of the following described real estate:~~

~~Lots 29, 30, 31 and 32 in Becker's Indian Boundary Park, a Subdivision of the West 5 Acres of the East 25 Acres of the Northwest 1/4 of the Northeast 1/4 of Section 36, Township 41 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois, which Survey is attached as Exhibit B to the Declaration of Condominium Ownership for Lunt Gardens Condominium Association made by Lunt Gardens, LLC and recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document Number 0629006087, together with its undivided percentage interest owned in the common elements, in Cook County, Illinois.~~

Parcel 3

The exclusive right to the use of Storage Space 14, a Limited Common Element as Delineated in the aforesaid Declaration of Condominium as S- 14 recorded in Cook County, Illinois.

Commonly known as 2700 _____ West Lunt Avenue, Unit 302, Parking Space _____,
Storage Locker No. 14 Chicago, Illinois
Permanent Index Number: 10-36-210-041-0000

Grantor also hereby Grants to 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

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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 unit has waived or has failed to exercise the right of first refusal.

SUBJECT TO:

- (a) General real estate taxes for the previous and current year not yet due and payable and for subsequent years, including taxes which may accrue by reason of new additional improvements during the year of Closing;
- (b) Special taxes or assessments for improvements not yet completed;
- (c) Easements, covenants, restrictions agreements, conditions, party wall rights and building lines of record;
- (d) The Condominium Property Act of the State of Illinois;
- (e) Survey attached as Exhibit B to the Declaration of Condominium Ownership for Lunt Gardens Condominium Association recorded on October 17, 2006 as document number 0629006087;
- (f) Declaration of Condominium Ownership for Lunt Gardens Condominium Association recorded on October 17, 2006 as document number 0629006087;
- (g) Applicable zoning and building laws and ordinances;
- (h) Plats of dedication and plats of subdivision and covenants thereon

County Clerk's Office

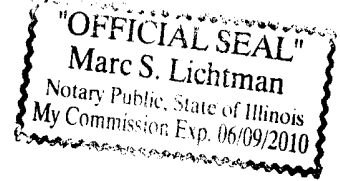
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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated April 13, 192007 Signature: Alex Gerber
Grantor or Agent

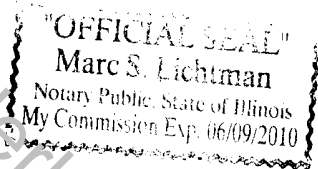
Subscribed and sworn to before me by the said Alex Gerber this 13 day of April, 192007
Notary Public [Signature]



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated April 13, 192007 Signature: Alex Gerber
Grantee or Agent

Subscribed and sworn to before me by the said Alex Gerber this 13 day of April, 192007
Notary Public [Signature]



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)