

UNOFFICIAL COPY



Doc#: 0714142062 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/21/2007 09:57 AM Pg: 1 of 3

WARRANTY DEED

The Grantor Chicago Dynamo Properties II LLC, an Illinois limited liability company, in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and for other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged does hereby warrant and convey unto Anthony Russell and Letticia Anaya of 4935 N. Kentucky Ave., Chicago, IL. 60630, ~~as joint tenants~~, *\*TENANTS BY THE ENTIRETY; NOT AS JOINT TENANTS,* the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See attached legal description

c/k/a 3920 W. Roscoe, Unit 3920 3 Chicago, Illinois 60618

PIN# 13-23-310-017-0000 (affects this and other land)

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: (1) general real estate taxes for 2006 and subsequent years; (2) the Condominium Property Act; (3) the Declaration of Condominium, including all amendments and exhibits thereto; (4) applicable zoning and building laws and ordinances; (5) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (6) easements, agreements, conditions, covenants and restrictions of record, if any; (7) licenses affecting the Common Elements

DATED this 11 day of May, 2007

Chicago Dynamo Properties II, LLC  
An Illinois limited liability company

BY: [Signature]  
ITS: Manager

MO  
ABJ  
4 of 5  
LND  
SS  
83833  
COLLINS  
CTI

Box 334

3  
8

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State of Illinois )  
                                  ) SS.  
County of Cook    )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Robert J. O'Connell, Manager of Chicago Dynamo Properties II LLC, an Illinois Limited Liability Company, a person 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 he signed, sealed and delivered the said instrument as his free and voluntary act, as such Manager for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 11 day of May, 2007.



*Lisa Mancini*  
\_\_\_\_\_  
Notary Public

This instrument was prepared by Murray, Jensen & Wilson, Ltd., 101 N. WACKER DR., STE. 101, CHICAGO, ILLINOIS, 60606

MAIL TO:

Tom C. Townsend, Esq.  
1915 N. Harlem Ave.  
Chicago, IL. 60707

SEND SUBSEQUENT TAX BILLS TO:

Anthony Russell & Leticia Anaya  
3920 W. Roscoe, Unit 3  
Chicago, IL. 60618

**CITY OF CHICAGO**  
CITY TAX  
MAY. 14.07  
REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000015887

REAL ESTATE TRANSFER TAX
0192000
FP 102805

**STATE OF ILLINOIS**  
STATE TAX  
MAY. 14.07  
REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000102165

REAL ESTATE TRANSFER TAX
0025600
FP 102808

**COOK COUNTY**  
COUNTY TAX  
MAY. 14.07  
REAL ESTATE TRANSACTION TAX  
REVENUE STAMP

# 0000102399

REAL ESTATE TRANSFER TAX
0012800
FP 102802

Cook County Clerk's Office

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PARCEL 1:

UNIT 3920-3 IN THE GARDENS AT HARDING & ROSCOE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 53 AND 54 IN HAENTZE AND WHEELER'S SUBDIVISION NUMBER 8 BEING A RESUBDIVISION OF BLOCK 8 IN K.K. JONES SUBDIVISION IN THE SOUTHWEST ¼ OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS APPENDIX D TO THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 22, 2006 AS DOCUMENT NUMBER 0626516106, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-8, A LIMITED COMMON ELEMENTS. ASSIGNMENT OF THE LIMITED COMMON ELEMENTS IS INDICATED IN THE PROPOSED DECLARATION RECORDED AS DOCUMENT 0626516106.

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 THROUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.