

UNOFFICIAL COPY



Doc#: 0714409040 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/24/2007 09:29 AM Pg: 1 of 3

WARRANTY DEED

THE GRANTOR ULTIMATE HOMES , LLC.,

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

RAFAEL ORTEGA

(Name and Address of Grantee)

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

AS PER ATTACHED :

Permanent Real Estate Index Number(s) 13-31-102-001-0000

3

Address(es) of Real Estate 7039-43 W. GRAND AVE., # 4A, CHICAGO, IL 60707
SUBJECT TO: covenants, conditions and restrictions of record,

Document No.(s) _____ and _____ to General Taxes
for 2006 and subsequent years.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its
Managing Member, this 17TH day of MAY, 2007.

A07-0505H-MB

ULTIMATE HOMES , LLC.,

(Name of Corporation)


Managing Member

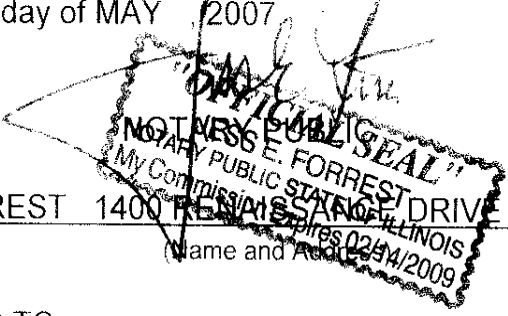
UNOFFICIAL COPY

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 CHRIS DOLIWA personally known to me to be the Managing Member of the ULTIMATE HOMES, 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 17TH day of MAY, 2007

Commission expires _____ 2009.



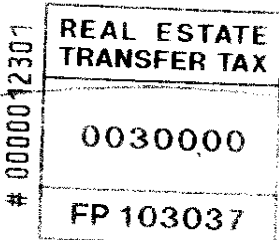
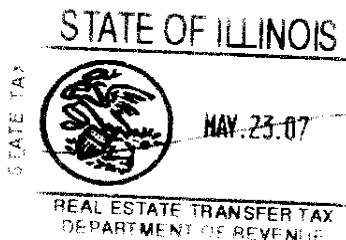
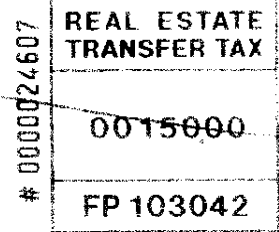
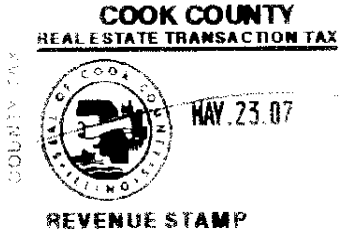
This instrument was prepared by JESS E. FORREST 1400 RESERVE DRIVE, SUITE # 203, PARK RIDGE, IL 60068
(Name and Address)

MAIL TO AND SEND SUBSEQUENT TAX BILLS TO:

RAFAEL ORTEGA
1039-43 W. GRAND AVE, # 4A
CHICAGO, IL 60707

OR: RECORDER'S OFFICE BOX NO

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
508954 \$2,250.00
05/23/2007 09:57 Batch 07231 43



UNOFFICIAL COPY

LEGAL DESCRIPTION

PARCEL 1:

UNIT 4A IN THE 7039-43 W. GRAND AVENUE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0708922106 AS AMENDED FROM TIME TO TIME , TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN SECTION 30, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY , ILLINOIS.

PARCEL 2:

THE RIGHT TO THE USE OF PARKING SPACE NUMBER 9 LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 0708922106.

P.I.N.:13-31-102-001-0000

COMMONLY KNOWN AS: UNIT NO. 4A
7039-43 W. GRAND AVE, CHICAGO , IL 60707

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.

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.