



WARRANTY DEED  
(LLC to Individual)  
(Illinois)

Doc#: 0715041227 Fee: \$26.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/30/2007 04:09 PM Pg: 1 of 2

THIS AGREEMENT, made this 25 day of May, 2007 between N 2400-11 W. BALMORAL, LLC; an Illinois 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, party of the first part, and Cezar Mantea, party of the second part, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

WITNESSETH, that the party of the first part, for and in consideration of the sum 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 Manager(s) of said company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

Parcel 1:  
UNIT 2400-3B IN THE BALMORAL COURTS CONDOMINIUMS I, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE SOUTH 1/2 OF LOT 3 (EXCEPT THAT PART OF SAID LOT FALLING IN JOHN GUINAND'S SUBDIVISION AND ALSO EXCEPT THAT PART CONDEMNED FOR WIDENING WESTERN AVENUE) IN ASSESSOR'S DIVISION OF THE SOUTH EAST 1/4 OF THE NORTH EAST 1/4 OF THE NORTH EAST 1/4 AND THE NORTH EAST 1/4 OF THE SOUTH EAST 1/4 OF THE NORTH EAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. LYING EAST OF THE EAST LINE OF THE NORTH AND SOUTH ALLEY WHICH ADJOINS SAID PREMISES TO THE NORTH THEREOF EXTENDED SOUTH, IN COOK COUNTY, ILLINOIS; which survey is attached to the Declaration of Condominium made by N 2400-11 W. BALMORAL, LLC, recorded in the office of the Recorder of Deeds of Cook County, Illinois as Document No. 0708915043 together with its undivided percentage interest in the common elements, in Cook County, Illinois

PARCEL 2:  
THE EXCLUSIVE RIGHT TO USE PARKING SPACE P1 AND STORAGE SPACE 215, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0708915043.

"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 SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN."

THE TENANT OF THIS UNIT HAS WAIVED THEIR RIGHT OF FIRST REFUSAL.

P.I.N.: 13-12-218-023-0000 (underlying)

M.G.R. TITLE  
2073734 lot 2 TMM  
MERCURY TITLE COMPANY, L.L.C.

**UNOFFICIAL COPY**

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents 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 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 encumbered 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 2006 and subsequent years.

Permanent Real Estate Number(s): 13-12-218-023-0000 (underlying)

Address of Real Estate: 2400 W. BALMORAL AVE., UNIT 2400-3B, CHICAGO, IL 60625-2321

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

N 2400-11 W. BALMORAL, LLC;  
an Illinois Limited Liability Company

BY: \_\_\_\_\_  
Manager

Instrument prepared by: Rosenthal Law Group, LLC, 3700 W Devon, Ste E, Lincolnwood, IL 60712.

MAIL TO:

Jon Tomos  
3553 W. Peterson - Suite 201  
Chicago, IL 60659-3217  
OR

SEND SUBSEQUENT BILLS TO:

Cezar Mantea  
2400 W. BALMORAL AVE., UNIT 2400-3B  
CHICAGO, ILLINOIS 60625-2321

RECORDER'S OFFICE BOX NO. \_\_\_\_\_

STATE OF ILLINOIS | ss.  
COUNTY OF COOK |

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Stefan Szafian, Manager of N 2400-11 W. BALMORAL, LLC; an Illinois Limited Liability Company, is 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 said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 25 day of May, 2007.

Notary Public \_\_\_\_\_

My Commission Expires: 8-18-08

City of Chicago

Dept. of Revenue



Real Estate

Transfer Stamp

509912

\$1,500.00

05/29/2007 14:33 Batch 07233 68



COUNTY TAX

**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX

MAY.29.07

REVENUE STAMP

# 0000024885

REAL ESTATE TRANSFER TAX
00100.00
FP 103042

STATE TAX

**STATE OF ILLINOIS**

MAY.29.07

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 000012579

REAL ESTATE TRANSFER TAX
00200.00
FP 103037