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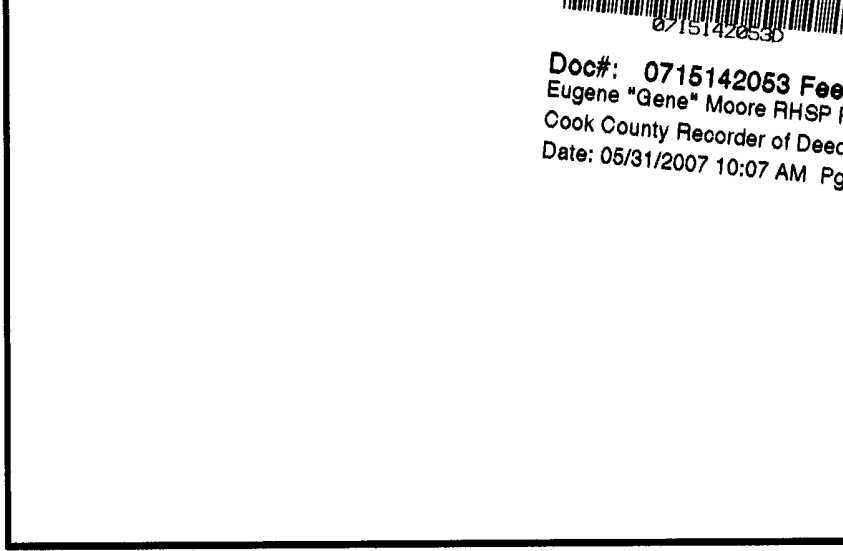
Doc#: 0715142053 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/31/2007 10:07 AM Pg: 1 of 3



Chicago Title Insurance Company

**WARRANTY DEED  
ILLINOIS STATUTORY  
(LLC to Individual)**

1/3



Property of Cook County Clerk's Office

**THE GRANTOR**, Monroe Partners 2, 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, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Managers of said LLC, **CONVEY(S) and WARRANT(S)** to Barbara Raphael and Adam Vanevenhoven

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(GRANTEE'S ADDRESS) 475 Main Street, Apt 4, New York, New York 10044

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

Monroe Partners 2, LLC

See Exhibit 'A' attached hereto and made a part hereof

**SUBJECT TO:** (i) general real estate taxes not yet due; (ii) covenants, conditions, and restrictions of record, including the Declaration of Covenants, Conditions, Restrictions and By-Laws for Condominium Association, as amended from time to time; (iii) any utility easements of record; (iv) zoning and building laws and ordinances; (v) party walls, if any; (vi) roads and highways, if any; (vii) acts done or suffered by Purchaser, and (viii) Seller's right to enter the Condominium to complete construction

Permanent Real Estate Index Number(s): 17-17-211-028-0000  
Address(es) of Real Estate: 1031 West Monroe, Unit 3, Chicago, Illinois 60607

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In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its Manager, this 17th day of May, 2007.

Monroe Partners 2, LLC, an Illinois Limited Liability Company

By [Signature]  
Steve Ciaccio  
Manager

CR 550271

1001  
334

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STATE OF ILLINOIS, COUNTY OF Cook SS.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Steve Ciaccio, personally known to me to be the Manager of the Monroe Partners 2, LLC, an Illinois Limited Liability Company, personally known to me to be the same person(s) whose name(s) is subscribed to the forgoing instrument, appeared before me this day in person acknowledged that as such Steve Ciaccio, Manager he signed and delivered the said instrument, pursuant to authority given by the Board of Managers of said LLC, as their 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



Ramonda Roberts (Notary Public)

**Prepared By:** Daniel G. Lauer  
1424 W. Division Street  
Chicago, Illinois 60622

**Mail To:**  
Karim G. Dure, Esq.  
1900 Asbury  
Evanston, IL 60201

**Name & Address of Taxpayer:**  
Barbara Raphael and Adam Vanevenhoven  
1031 West Monroe, Unit 3  
Chicago, Illinois 60607

Property of Cook County Clerk's Office

STATE TAX  
STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE  
MAY 21 07

CITY TAX  
CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE  
MAY 21 07

COUNTY TAX  
COUNTY OF COOK  
REAL ESTATE TRANSACTION TAX  
REVENUE STAMP  
MAY 21 07

REAL ESTATE TRANSFER TAX
* 0000102266
00469.00
FP 102808

REAL ESTATE TRANSFER TAX
* 0000102499
00234.50
FP 102802

REAL ESTATE TRANSFER TAX
* 0000015972
03517.50
FP 102805

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## EXHIBIT A

### Legal Description

#### PARCEL 1:

UNIT NUMBER 3 IN THE 1031 WEST MONROE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE EAST 25.58 FEET OF THE NORTH 116.67 FEET OF THAT PART OF LOTS 6 AND 7 (EXCEPT THE SOUTH 12.00 FEET OF SAID LOTS) TAKEN AS A SINGLE TRACT IN ASSESSOR'S DIVISION OF SUB-LOT 1 OF LOT 1 IN BLOCK 13 OF CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17 IN TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

AND

THE EAST 26.64 FEET OF AFORESAID TRACT EXCEPTING THEREFROM THE NORTH 116.67 FEET THEREOF; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0624818016; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

THE (EXCLUSIVE) RIGHT TO THE USE OF PARKING SPACE (P-2), A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0624818016.

#### PARCEL 3:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF EASEMENT RECORDED FEBRUARY 23, 2005 AS DOCUMENT NO. 0505439109.

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.