

# UNOFFICIAL COPY



0715241203D

Doc#: 0715241203 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/01/2007 12:35 PM Pg: 1 of 3

Property of Cook County Clerk's Office

## COOK COUNTY RECORDING

- DEED
- MORTGAGE
- ASSIGNMENT
- POWER OF ATTORNEY
- RELEASE
- SUBORDINATION AGREEMENT
- OTHER

RETURN TO:

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3

**WARRANTY DEED  
(LLC to Individual)  
(Illinois)**

*MPV*

City of Chicago  
Dept. of Revenue  
510434  
05/31/2007 10:56  
Real Estate  
Transfer Stamp  
\$3,127.50  
Batch 00735 51



THIS AGREEMENT, made this 14 day of May, 2007 between Armand Candea and Erlend R. Candea, managers of Rainmaker Real Estate Holdings, LLC, manager of 911-13 W. BELLE PLAINE, L.L.C., 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 Steven J. Krall, 913 W. Belle Plaine, Unit 3W, Chicago, Illinois 60613

MERCURY TITLE COMPANY, LLC

ILLINOIS  
MAY.31.07  
TRANSFER TAX  
DEPT. OF REVENUE  
# 0000012772  
REAL ESTATE  
TRANSFER TAX  
00417.00  
FP 103037

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

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
MAY.31.07  
COUNTY TAX  
REVENUE STAMP  
# 0000025078  
REAL ESTATE  
TRANSFER TAX  
00208.50  
FP 103042

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 Board of Directors of said corporation, 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:

20733007mm

**PARCEL 1:**

Unit 3W in 911 W. BELLE PLAINE PLACE CONDOMINIUMS as delineated on a survey of the following described real estate:  
THE WESTERLY 9.00 FEET OF LOT 36 AND THE EASTERLY 45.00 FEET OF LOT 27 IN THE SUBDIVISION OF LOT 24 IN BLOCK 8 OF BUENA PARK SUBDIVISION IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM MADE RECORDED AS DOCUMENT NO. 0711015042 AND AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-1, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0711015042

"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.: 14-17-415-011-0000

M.G.R. TITLE

# 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 2007 and subsequent years.


Permanent Real Estate Number(s): 14-17-415-011-0000  
Address of Real Estate: 913 W. BELLE PLAINE AVE., UNIT 3W, CHICAGO, ILLINOIS 60613.

IN WITNESS WHEREOF, the undersigned has caused this Warranty Deed to be executed as of the 14 day of May, 2007.

911-13 W. BELLE PLAINE, L.L.C.; an Illinois Limited Liability Company;  
as aforesaid, and not individually:

by: Rainmaker Real Estate Holdings, LLC; its manager as aforesaid, and not individually.

  
\_\_\_\_\_  
Armand Candea, manager  
Rainmaker Real Estate Holdings, LLC

  
\_\_\_\_\_  
Erlend R. Candea, manager  
Rainmaker Real Estate Holdings, LLC

Instrument prepared by: Phillip I. Rosenthal, 3700 W. Devon, #E, Lincolnwood, IL 60712

MAIL TO:  
Amy O'Seid  
19 S. LaSalle, Suite 902  
Chicago, Illinois 60603

SEND SUBSEQUENT BILLS TO:  
Steven J. Krall  
913 W. BELLE PLAINE AVE., UNIT 3W  
CHICAGO, ILLINOIS 60613

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

STATE OF ILLINOIS )  
                                  )       SS  
COUNTY OF COOK    )

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Armand Candea and Erlend R. Candea, managers of Rainmaker Real Estate Holdings, LLC, manager of 911-13 W. BELLE PLAINE, L.L.C., personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Managers, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said Company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 14 day of May, 2007.  
Notary Public \_\_\_\_\_  
My Commission Expires \_\_\_\_\_

