MERCURY TITLE COMPANY TO FICIAL COPY

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WARRANTY DEED (LLC to Individual) (Illinois)

Doc#: 0715941108 Fee: \$26.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 06/08/2007 03:44 PM Pg: 1 of 2

THIS AGREEMENT, made this ______ day of _______, 2007 between DANIEL PARTNERS, 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 Florentina Tudorache, 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, WARRANT, 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:

UNIT 3124-2, IN THE FLETCHER-KARLOV CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 10 IN FINDER AND STRAUSS SUPCIVISION OF LOTS 7 TO 16 BOTH INCLUSIVE IN RINECK AND BIRRENS BELMONT AVENUE ADDITION TO CHICAGO, IN THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SUBDIVISION REGISTERED April 12, 1924, AS DOCUMENT NUMBER 213386, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0710315050, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PERMANENT INDEX NUMBER: 13-27-206-026-0000

"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 CONCOMINIUM, 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.: 13-27-206-026-0000

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 he appurenances, truto 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): 13-27-206-026-0000

Or Or

Address of Real Estate: 4101-4103 W. Fletcher / 3114-3124 N. Karlov, Unit 3124-2, Chicago, Illinois 60641

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.

> DANIEL PARTNERS, L.L.C.; an Illinois Limited Liability Company

> > Florentina Tudorache

Manager

Instrument prepared by: Rosenthal Law Group, LLC 3700 W Devon, Ste E, Lincolnwood, IL 60712. MAIL TO: SEND SUBSEQUENT BILLS TO:

Rosenthal Law Group, LLC Harley B. Rosenthal 3700 W. Devon Ave., Ste. E Lincolnwood, IL 60712 OR

UNIT 3124-2 Chicago, Illinois 60641 RECORDER'S OFFICE BOX NO.

STATE OF ILLINOIS Iss. COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Daniel Capota, Manager of DANIEL PARTNERS, L.L.C., an Illinois Limited Liability Company, is personally known to ne 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 there in set forth.

Given under my hand and official seal, this

day of

TUWE

2007.

4101-4103 W. Fletcher / 3114-3124 N. Karlov

Notary Public

My Commission Expires:

City of Chicago

Dept. of Revenue 542780

Real Estate ansfer Stamp .500_00

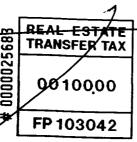
OFFICIAL SEAL HARLEY ROSENTHAL NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:08/18/08

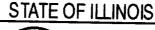
06/08/2007 11:16 Batch 07241 47





REVENUE STAMP







JUN.-8.07

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX $00\overline{2}$ 0000

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