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Doc#: 0716409012 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/13/2007 08:25 AM Pg: 1 of 3

WARRANTY DEED

THE GRANTOR 2521 N. 76TH AVE, 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

ANTONI SPIEWAK AND LUKASZ SPIEWAK

(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 :

3

Permanent Real Estate Index Number(s) 12-25-416-010-0000

Address(es) of Real Estate 2521 N. 76TH AVENUE , UNIT # 3N, ELMWOOD PARK , 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 31ST day of MAY , 2007.



Village of Elmwood Park
Real Estate Transfer Stamp

1700.00 | 5/07
07

2521 N. 76TH AVE., LLC.,
(Name of Corporation)

[Handwritten Signature]
Managing Member

A07-0752E m0

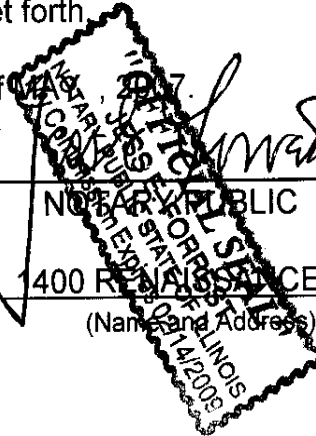
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State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for the County and State aforesaid, Do HEREBY CERTIFY that BARTLOMIEJ PRZYJEMSKI personally known to me to be the Managing Member of the 2521 N. 76TH AVE., LLC.

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 31ST day of JUN, 2009.

Commission expires 2009.



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


MAIL TO AND SEND SUBSEQUENT TAX BILLS TO:

LUKASZ SPIEWAK
2521 N. 76TH AVE, # 3N
ELMWOOD PARK, IL 60707

OR: RECORDER'S OFFICE BOX NO. _____

COOK COUNTY REAL ESTATE TRANSACTION TAX

COUNTY TAX



JUN. 11. 07


REVENUE STAMP

0000025741

REAL ESTATE TRANSFER TAX
00170.00
FP 103042

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX

STATE TAX



JUN. 11. 07

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000013634

REAL ESTATE TRANSFER TAX
00340.00
FP 103037

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LEGAL DESCRIPTION

PARCEL 1:

UNIT1NW 3N THE 2521 N. 76TH AVENUE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0712315015 AS AMENDED FROM TIME TO TIME , TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN SECTION 25, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY , ILLINOIS.

PARCEL 2:

THE RIGHT TO THE USE OF PARKING SPACE NUMBER /0 LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 0712315015.

P.I.N.:12-25-416-010-0000

COMMONLY KNOWN AS: UNIT NO. 3N
2521 N. 76TH AVENUE , ELMWOOD PARK , 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.