



Warranty Deed

Doc#: 0718026096 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/29/2007 12:05 PM Pg: 1 of 3

ILLINOIS

Above Space for Recorder's Use Only

THE GRANTOR(s) 3021 W. Armitage, L.L.C., of the City of Northbrook, County of Cook State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and WARRANT(s) to Efrain F. Gonzalez, a single person and Elsa Maritza Castillo, a single person, of 1500 W. Monroe, Apt. 119, Chicago, Illinois, as Joint Tenants and not as Tenants in Common, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See Page 2 for Legal Description), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General Real Estate Taxes not due and payable at the time of closing; the Act and Regulation, the Condominium Documents, including all amendments and exhibits thereto; applicable zoning and building laws and ordinances; acts done or suffered by Buyer or anyone claiming by, through or under Purchaser, easements, agreements, conditions, covenants and restrictions of record, if any; leases and licenses affecting the Common Elements; liens and other matters of title over which the title insurer is willing to insure without cost to Purchaser; Reciprocal Easement Agreement, and encroachments, if any.\*\*

Permanent Real Estate Index Number(s): 13-36-303-002-0000, 13-36-303-003-0000
Address(es) of Real Estate: 3021 West Armitage, Unit 405, P-25, Chicago, Illinois 60647

The date of this deed of conveyance is May 23, 2007.

3021 W. Armitage, L.L.C., LLC

By: [Signature]
(SEAL)

(SEAL)

(SEAL)

(SEAL)

State of Illinois, County of Cook ss: I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Gary Levitas, Member of 3021 W. Armitage, L.L.C., personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



Given under my hand and official seal May 23, 2007

[Signature]
Notary Public

MGR - INTERNATIONAL

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

For the premises commonly known as 3021 West Armitage, Unit 405, P-25, Chicago, Illinois 60647  
 UNIT NUMBER 405 AND PARKING SPACES NUMBER P-25 IN THE ARMITEDGE CONDOMINIUM AS  
 DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE PROPERTY, TO WIT:

LOTS 1, 2, 3 AND 4, AND THE THE EAST 1 FOOT 10 3/8 INCHES OF LOT 1 IN RESUBDIVISION OF LOTS 5  
 AND 6, IN THE RESUBDIVISION OF LOTS 43 TO 48, INCLUSIVE IN BLOCK 1 IN THE SUBDIVISION OF THE  
 EAST 19 ACRES OF THE WEST 38 ACRES OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF  
 SECTION 38, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK  
 COUNTY, ILLINOIS.

**EXCEPT:**

**PARCEL 1 (RETAIL UNIT C1)**

THE FOLLOWING PARCEL OF LAND ABOVE A HORIZONTAL PLANE AT ELEVATION + 18.80 FEET  
 (CHICAGO CITY DATUM) AND LYING AT AND BELOW A HORIZONTAL PLANE AT ELEVATION + 34.80  
 FEET (CHICAGO DATUM), DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT 5.60 FEET SOUTH AND 0.28 FEET EAST OF THE NORTHWEST CORNER OF 1  
 FOOT 10-3/8 INCHES OF LOT 1; THENCE EAST, A DISTANCE OF 2.60 FEET; THENCE NORTH, A  
 DISTANCE OF 1.22 FEET; THENCE EAST, A DISTANCE OF 11.87 FEET; THENCE SOUTH, A DISTANCE  
 OF 1.33 FEET; THENCE EAST, A DISTANCE OF 2.75 FEET; THENCE SOUTH, A DISTANCE OF 1.00 FOOT;  
 THENCE EAST, A DISTANCE OF 2.67 FEET; THENCE NORTH, A DISTANCE OF 2.35 FEET; THENCE  
 EAST, A DISTANCE OF 20.60 FEET; THENCE SOUTH, A DISTANCE OF 3.30 FEET; THENCE EAST, A  
 DISTANCE OF 2.14 FEET; THENCE SOUTH, A DISTANCE OF 25.17 FEET; THENCE WEST, A  
 DISTANCE OF 42.58 FEET; THENCE NORTH, A DISTANCE OF 27.23 FEET TO THE POINT OF BEGINNING.

**PARCEL 2 (RETAIL UNIT C2)**

THE FOLLOWING PARCEL OF LAND ABOVE A HORIZONTAL PLANE AT ELEVATION + 18.80 FEET  
 (CHICAGO CITY DATUM) AND LYING AT AND BELOW A HORIZONTAL PLANE AT ELEVATION + 34.80  
 FEET (CHICAGO DATUM), DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT 1.42 FEET SOUTH AND 14.32 FEET WEST OF THE NORTHEAST CORNER OF  
 SAID LOT 1; THENCE SOUTH, A DISTANCE OF 5.31 FEET; THENCE EAST, A DISTANCE OF 0.96 FEET;  
 THENCE SOUTH, A DISTANCE OF 1.00 FOOT; THENCE EAST, A DISTANCE OF 2.35 FEET; THENCE  
 SOUTH, A DISTANCE OF 4.40 FEET; THENCE WEST, A DISTANCE OF 0.87 FEET; THENCE SOUTH, A  
 DISTANCE OF 8.77 FEET; THENCE EAST, A DISTANCE OF 1.73 FEET; THENCE SOUTHWESTERLY, A  
 DISTANCE OF 40.12 FEET ALONG THE ARC OF A CIRCLE, CONCAVE TO THE NORTHEAST CORNER OF  
 SAID LOT 1, HAVING A RADIUS 23.17 FEET; THENCE NORTH, A DISTANCE OF 11.43 FEET; THENCE  
 WEST, A DISTANCE OF 0.13 FEET; THENCE NORTH, A DISTANCE OF 1.25 FEET; THENCE WEST A  
 DISTANCE OF 16.78 FEET; THENCE NORTH, A DISTANCE OF 25.13 FEET; THENCE EAST, A DISTANCE  
 OF 3.13 FEET; THENCE NORTH, A DISTANCE OF 3.30 FEET; THENCE EAST, A DISTANCE OF 20.70  
 FEET; THENCE SOUTH, A DISTANCE OF 4.40 FEET; THENCE EAST, A DISTANCE OF 5.45 FEET;  
 THENCE NORTH, A DISTANCE OF 4.50 FEET; THENCE EAST, A DISTANCE OF 15.00 FEET TO THE  
 POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

\*\*\* Grantor also hereby grants to the Grantee, its successors and assigns, all 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 through the provisions of said Declaration were recited and  
 stipulated at length herein."

This instrument was prepared by: Mitchell B. Ruchim & Associates, P.C. 3000 Dundee Road, #415 Northbrook, Illinois 60062	Send subsequent tax bills to: Efrain F. Gonzalez and Elsa Maritza Castillo 3021 West Armitage, Unit 405 Chicago, Illinois 60647	Recorder-mail recorded document to: John Elias 8 S. Michigan Avenue, Suite 2800 Chicago, Illinois 60603
---	---	--

Real Estate  
 Transfer Stamp  
 \$2,737.50



City of Chicago  
 Dept. of Revenue  
 516792

06/28/2007 14:13 Batch 00752 105

**COOK COUNTY**  
 REAL ESTATE TRANSACTION TAX  
 JUN. 28. 07  
 REVENUE STAMP

# 0000026866  
**REAL ESTATE TRANSFER TAX**  
 0018250  
 FP 103042

FP 103037  
 0036500  
**REAL ESTATE TRANSFER TAX**

# 0000014561  
 REAL ESTATE TRANSFER TAX  
 JUN. 28. 07  
**STATE OF ILLINOIS**



STATE TAX

# UNOFFICIAL COPY

## LEGAL DESCRIPTION (CONTINUED)

3021 W. Armitage, Unit 405, P-25  
Chicago, Illinois 60647

WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE ArmitEDGE CONDOMINIUM ASSOCIATION RECORDED January 25, 2007 AS DOCUMENT NUMBER 0702516048, AS MAY BE AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Property of Cook County Clerk's Office