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MTC#2073939 TA 1 OF 2



Doc#: 0718406032 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/03/2007 01:54 PM Pg: 1 of 3

18

WARRANTY DEED
ILLINOIS STATUTORY
(L.L.C. TO INDIVIDUAL)

THE GRANTOR, **3215 N. FRANCISCO LLC**, a Limited Liability Company, duly organized and validly 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 Members and Managers of said company, CONVEYS AND WARRANTS to Danny Salas, **AN UNMARRIED PERSON**

of 1329 N. Lawndale, Chicago, Illinois 60651
the following Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Address of Real Estate: UNIT(S) 3215 1/2 -1E
3215-17 N. FRANCISCO AVENUE
3234-36 N. ELSTON AVENUE
CHICAGO, ILLINOIS 60618

P. I. N. : 13-24-323-008-0000 **(AFFECTS THE UNDERLYING LAND)**

IN WITNESS WHEREOF, said Grantor has caused its seal to be hereto affixed, and has caused its name to be signed to these presents by its Manager this 27th day of June, 2007.

3215 N. FRANCISCO LLC,
an Illinois Limited Liability Company

BY: Ky S. Jajal
Its Manager

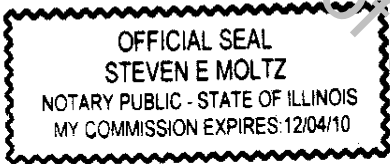
MGR

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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 Krystyna Zejer, personally known to me to be the Manager of 3215 N. FRANCISCO LLC, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Manager she signed and delivered the said instrument, pursuant to authority given by the Members of said company, as her free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 27 day of June, 2007



[Signature]
NOTARY PUBLIC

Mail To:

Katherine Papadermas
Law Firm of Katherine Papadermas
P.O. Box 31315
Chicago, Illinois 60631

Name and Address of Taxpayer:
Danny Salas

Unit 3215½ - 1E
3515-17 N. Francisco Avenue
3234-36 N. Elston Avenue
Chicago, Illinois 60618

Prepared By:

Steven E. Moltz
LAW OFFICES OF
STEVEN E. MOLTZ
19 S. LaSalle St., Suite 900
Chicago, Illinois 60603

STATE OF ILLINOIS	
STATE TAX	JUN. 28. 07
	REAL ESTATE TRANSFER TAX
# 00001451	0019500
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	FP 103037

COOK COUNTY	
REAL ESTATE TRANSACTION TAX	
COUNTY TAX	JUN. 28. 07
	REAL ESTATE TRANSFER TAX
# 000026821	0009750
REVENUE STAMP	FP 103042

City of Chicago
Dept. of Revenue
516664
06/28/2007 11:17 Batch 00752 85
Real Estate
Transfer Stamp
\$1,462.50



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LEGAL DESCRIPTION

UNIT 3215 1/2-1E IN THE FRANCISCO-ELSTON CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 5 AND 6 IN BLOCK 12 IN S. E. GROSS' UNTER DEN LINDEN ADDITION TO CHICAGO BEING A SUBDIVISION OF THAT PART LYING SOUTHWEST CENTER LINE OF ELSTON ROAD SOUTH 18.787 CHAINS OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT RAILROAD AND EXCEPT 1 ACRE IN THE SOUTHEAST CORNER OF SAID TRACT) IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0607910110, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PLN#: 13-24-323-000-0000 (AFFECTS THE UNDERLYING LAND)

ADDRESS: UNIT 3215 1/2-1E
 3215-17 N. FRANCISCO AVE.
 3234-36 N. ELSTON AVE.
 CHICAGO, ILLINOIS 60618

SUBJECT TO: (A) GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING; (B) THE ACT; (C) THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0607910110 INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO, THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN; (D) APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES; (E) COVENANTS, CONDITIONS, RESTRICTIONS, ENCROACHMENTS AND EASEMENTS OF RECORD (NONE OF WHICH SHALL IN ANY WAY AFFECT THE USE AND OCCUPANCY OF THE PURCHASED UNIT); (F) ACTS DONE OR SUFFERED BY PURCHASER OR ANYONE CLAIMING THROUGH PURCHASER; (G) UTILITY EASEMENTS, WHETHER RECORDED OR UNRECORDED; (H) LIENS AND OTHER MATTERS OF TITLE OVER WHICH THE TITLE INSURER (AS HEREINAFTER DEFINED) IS WILLING TO INSURE OVER WITHOUT COST TO PURCHASER; (I) EXISTING LEASES AND TENANCIES.

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 THE UNIT HAD NO RIGHT OF FIRST REFUSAL.