

UNOFFICIAL COPY



Doc#: 0719035322 Fee: \$54.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 07/09/2007 11:32 AM Pg: 1 of 4

WARRANTY DEED

Statutory (Illinois)

THE GRANTOR:

4516 N. DAMEN, LLC

an Illinois Corporation,
of the City of Chicago,
State of Illinois for and in consideration
of Ten and no/100 Dollars (\$10.00)

in hand paid, and other good and
valuable consideration, CONVEYS and WARRANTS to
JOE KRANZ and ERIN BRASLAWSKY

1908 W. Oakdale, Unit 1, Chicago, IL

Not as tenants by the entirety, not as tenants in common, but as JOINT TENANTS, the
following described Real Estate situated in the County of Cook, in the State of Illinois, to
wit:

SEE LEGAL DESCRIPTION ATTACHED

Subject to the following permitted exceptions, if any,: covenants, conditions, and
restrictions of record; public and utility easements; general real estate taxes for 2006 and
subsequent years; the mortgage or trust deed and acts done or suffered by or through the
Purchaser.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption
Laws of the State of Illinois. TO HAVE AND TO HOLD said premises, Not as tenants
by the entirety, not as tenants in common, but as JOINT TENANTS, forever.

STREET ADDRESS: 3727 N. Keeler, Unit 1F, Chicago, Illinois 60641

PIN: 13-22-217-007-0000

Grantor also hereby grants to the grantee, its successors and assigns, as rights and
easements appurtenant to the subject unit 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 easement 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.

(a) The tenant, if any, of the subject unit has waived or has failed to exercise the right of
first refusal; (b) The tenant of the unit had no right of first refusal; or (c) the purchaser of
the unit was the tenant of the unit prior to the conversion of the building to a
condominium.

DATED THIS 28 DAY OF JUNE, 2007.

YHC

117-333-01
BOX 333 X09

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Property of Cook County Clerk's Office

STATE OF ILLINOIS



JUL.-5.07

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000041205

REAL ESTATE TRANSFER TAX
0025600
FP 103032

COOK COUNTY
REAL ESTATE TRANSACTION TAX



JUL.-5.07

COUNTY TAX

REVENUE STAMP

0000041306

REAL ESTATE TRANSFER TAX
0012800
FP 103034

CITY OF CHICAGO



JUL.-5.07

CITY TAX

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000014649

REAL ESTATE TRANSFER TAX
0192000
FP 103033

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4516 N. DAMEN, LLC

Attested:

By: *Robert Kuzmanic*
Member

Mary Kuzmanic
Member

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 ROBERT KUZMANIC, Member of 4516 N. DAMEN, LLC, and GARY KUZMANIC, Member of 4516 N. DAMEN, LLC, known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as 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, this 28 day of June, 2007.

Cynthia Mendez
NOTARY PUBLIC



This instrument was prepared by Heidi Weitmann Coleman, 7301 N. Lincoln Ave., Suite 140, Lincolnwood, Illinois 60712.

Mail To:

Douglas B. Wexler
55 West Wacker Drive 9th Floor
Chicago, IL 60601

Send Subsequent Tax Bills To:

JOE Krantz Erin Braslawsky
3727 N. Keeler Unit 1E
Chicago, IL 60641

UNOFFICIAL COPY**CHICAGO TITLE INSURANCE COMPANY**

ORDER NUMBER: 1409 ST5098072 SNC
STREET ADDRESS: 3727 N. KEELER AVENUE #1F
CITY: CHICAGO **COUNTY:** COOK
TAX NUMBER: 13-22-217-007-0000

LEGAL DESCRIPTION:

PARCEL 1: UNIT NUMBER 3727-1F IN THE KEELER COURT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:
LOT 13 IN BLOCK 1 OF RACE'S ADDITION TO IRVING PARK, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTH EAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;
WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0713622034; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2: EXCLUSIVE RIGHT TO USE OF STORAGE SPACE S-8 AS LIMITED COMMON ELEMENTS, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM, AND SURVEY ATTACHED THERETO RECORDED AS DOCUMENT 0713622034