



Doc#: 0719341039 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 07/12/2007 10:41 AM Pg: 1 of 3

2073588/W  
MTC

**WARRANTY DEED  
(LLC to Individual)  
(Illinois)**

THIS AGREEMENT, made this 9 day of July, 2007 between N 2400-11 W. BALMORAL, LLC; 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 Tiberiu Dancianu, 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 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 2405-3B IN THE BALMORAL COURTS CONDOMINIUMS III, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

PARCEL NO 1 OF PARCEL "A"  
THAT PART OF LOT 4 (EXCEPT THAT PART FALLING IN WESTERN AVENUE AS WIDENED) THE NORTH 66 FEET OF LOT 5 (EXCEPT THAT PART FALLING IN WESTERN AVENUE AS WIDENED) ALSO A STRIP OF LAND 16 1/2 FEET IN WIDTH LYING WEST OF AND ADJOINING SAID LOT 4 AND THE SAID NORTH 66 FEET OF LOT 5 AND LYING BETWEEN THE NORTH LINE OF SAID LOT 4 EXTENDED WEST AND THE SOUTH LINE OF SAID NORTH 66 FEET OF LOT 5 EXTENDED WEST ALL IN ASSESSOR'S DIVISION OF THE SOUTH EAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTH EAST QUARTER AND THE NORTH EAST QUARTER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, TAKEN AS ONE TRACT LYING EAST OF A LINE DRAWN AT RIGHT ANGLES FROM A POINT IN THE NORTH LINE OF SAID TRACT, SAID POINT BEING 118.0 FEET WEST OF THE NORTH EAST CORNER THEREOF TO A POINT IN THE SOUTH LINE OF SAID TRACT, SAID POINT BEING 121.99 FEET WEST OF THE SOUTH EAST CORNER THEREOF AND LYING SOUTH OF A LINE 88.73 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE NORTH LINE OF SAID TRACT;

ALSO

PARCEL NO. 2 OF PARCEL "A"  
THE WEST 18 FEET OF THE SOUTH 84.74 FEET (AS MEASURED ALONG THE SOUTH AND WEST LINES) OF THE FOLLOWING, TAKEN AS A TRACT:  
LOT 4 (EXCEPT THAT PART FALLING IN WESTERN AVENUE AS WIDENED) THE NORTH 66 FEET OF LOT 5 (EXCEPT THAT PART FALLING IN WESTERN AVENUE WIDENED) ALSO A STRIP OF LAND 16 1/2 FEET IN WIDTH LYING WEST OF AND ADJOINING SAID LOT 4 AND THE SAID NORTH 66 FEET OF LOT 5 AND LYING BETWEEN THE NORTH LINE OF SAID LOT 4 EXTENDED WEST AND THE SOUTH LINE OF THE SAID NORTH 66 FEET OF LOT 5 EXTENDED WEST ALL IN ASSESSOR'S DIVISION OF THE SOUTH EAST QUARTER OF THE NORTH EAST QUARTER OF THE NORTH EAST QUARTER AND THE NORTH EAST QUARTER OF THE SOUTH EAST QUARTER OF THE NORTH EAST QUARTER OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN ; which survey is attached to the Declaration of Condominium made by N 2400-11 W. BALMORAL, LLC, recorded in the office of the Recorder of Deeds of Cook County, Illinois as Document No. 0708915044 together with its undivided percentage interest in the common elements, in Cook County, Illinois.

MGR

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PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE \_\_\_\_\_ AND STORAGE SPACE S15, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0708915044.

"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 THIS UNIT HAS WAIVED THEIR RIGHT OF FIRST REFUSAL.

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 the appurtenances, unto 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): 13-12-226-004-0000; 13-12-226-005-0000 (underlying)

Address of Real Estate: 2405 W. BALMORAL AVE., UNIT 2405-3B, CHICAGO, IL 60625-2321

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.

N 2400-11 W. BALMORAL, LLC;  
an Illinois Limited Liability Company

BY:   
Manager

Instrument prepared by: Rosenthal Law Group, LLC, 3700 W Devon, Ste E, Lincolnwood, IL 60712.

MAIL TO:

Leon Rane

540 Frontage Road, Suite 3185

Northfield, IL 60093-1281

OR

SEND SUBSEQUENT BILLS TO:

Tiberiu Dancianu

2405 W. BALMORAL AVE., UNIT 2405-3B

CHICAGO, ILLINOIS 60625-2321

RECORDER'S OFFICE BOX NO. \_\_\_\_\_

STATE OF ILLINOIS | ss.  
COUNTY OF COOK |

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Stefan Szafian, Manager of N 2400-11 W. BALMORAL, LLC; an Illinois Limited Liability Company, is 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 he signed, sealed and

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delivered said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 9 day of JULY, 2007.

Notary Public

My Commission Expires

8/18/08



City of Chicago  
Dept. of Revenue  
518911  
07/10/2007 10.59

Real Estate  
Transfer Stamp  
\$1,417.50  
Batch 00758 47



COUNTY TAX  
COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
JUL. 10.07  
REVENUE STAMP



# 0000027615  
REAL ESTATE  
TRANSFER TAX  
0009450  
FP 103042

STATE TAX  
STATE OF ILLINOIS  
JUL. 10.07  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE



# 0000015312  
REAL ESTATE  
TRANSFER TAX  
0018900  
FP 103037

Property of Cook County Clerk's Office