

UNOFFICIAL COPY



Chicago Title Insurance Company

WARRANTY DEED  
ILLINOIS STATUTORY  
(Corporation to Individual)

516621

10/2

Doc#: 0719805071 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/17/2007 10:28 AM Pg: 1 of 3

THE GRANTOR, 7162-7170 W. GRAND, LLC, an Illinois Limited Liability Company created and existing under and by virtues 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 the Board of Directors of said limited liability company, CONVEY(S) and WARRANT(S) to

TSERENNADMID BALJINNYAOMI  
(GRANTEE'S ADDRESS)

of the County of Cook, the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

STEWART TITLE OF ILLINOIS  
2 N. LaSalle Street  
Suite 625  
Chicago, IL 60602  
312-849-4243

**SUBJECT TO:** general real estate taxes not due and payable at the time of Closing; the Act; the Declaration and the Condominium Documents, applicable zoning and building laws and ordinances; covenants, conditions, restrictions, encroachments and easements of record (none of which shall in any way affect the use and occupancy of the Purchased Unit); acts done or suffered by Purchaser or anyone claiming through Purchaser; utility easements, whether recorded or unrecorded.

Permanent Real Estate Index Number(s): 13-30-324-028-0000  
Address(es) of Real Estate: Unit 3E, 7162 W. GRAND AVE., CHICAGO, Illinois 60707

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its names to be signed to these presents by its MEMBER, this 11th day of July, 2007.

7162-7170 W. GRAND, LLC, an Illinois Limited Liability Company

By [Signature]  
GRAZIELLA SERGIO  
MEMBER

By [Signature]  
BART PRZYJEMSKI  
MEMBER

303

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STATE OF ILLINOIS, COUNTY OF Cook ss.

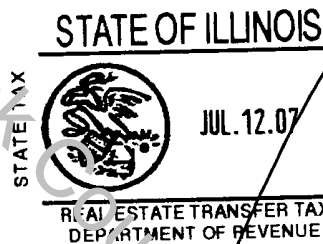
I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that GRAZIELLA SERGIO and BART PRZYJEMSKI, personally known to me to be the MEMBERS of the 7162-7170 W. GRAND, LLC, an Illinois Limited Liability Company, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such GRAZIELLA SERGIO and MEMBER they signed and delivered the said instrument and caused the corporate seal of said limited liability company to be affixed thereto, pursuant to authority given by the Board of Directors of said limited liability company, as their free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 11<sup>th</sup> day of July 2007



Stacy M. Hennessey (Notary Public)

**Prepared By:** Lisa A. Marino, Attorney  
Marino & Assoc., P.C.  
3310 N. Harlem Ave.  
Chicago, Illinois 60634

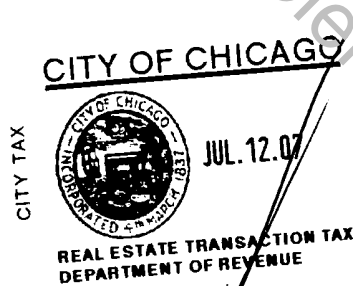


REAL ESTATE TRANSFER TAX
0026000
FP 102804

**Mail To:** Tserennadmid Baljinnyaomi  
7162 W. Grand, Unit 3E  
Chicago, Illinois 60707

**Name & Address of Taxpayer:**

Tserennadmid Baljinnyaomi  
7162 W. Grand, Unit 3E  
Chicago, Illinois 60707



REAL ESTATE TRANSFER TAX
0195000
FP 102807

REAL ESTATE TRANSFER TAX
0013000
FP 102810



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## Exhibit "A"

### LEGAL DESCRIPTION

#### PARCEL 1:

UNIT 3E TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 7162 W. GRAND AVE. CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0701109018, IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT 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 LAND DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

#### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE, P-4, LIMITED COMMON ELEMENTS AS DELINEATED ON A SURVEY TO CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0701109018.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT 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 LAND DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.