

# UNOFFICIAL COPY



Chicago Title Insurance Company

**WARRANTY DEED**  
**ILLINOIS STATUTORY**  
(Corporation to Individual)



07205354220

Doc#: 0720535422 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/24/2007 01:48 PM Pg: 1 of 3

2705509/ ALVA MACH

(1.0.15)

Property of Cook County Clerk's Office

**THE GRANTOR**, 16TH & HALSTED, 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, 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

CHRIS BENNING AND LAURA FOLKERTS, *as joint tenants*

(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"

**SUBJECT TO:** general real estate taxes not yet due and payable; the Illinois Condominium Property Act; condominium documents of record, including all amendments and exhibits thereto; applicable zoning and building laws and ordinances; acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; utilities easements, if any, whether recorded or unrecorded; covenants, conditions, restrictions, and easements of record; streets and highways; drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

Permanent Real Estate Index Number(s): 17-20-406-022, 17-20-406-023, 17-20-406-024, 17-20-406-025  
Address(es) of Real Estate: UNIT 305, 1610 S. HALSTED, CHICAGO, Illinois 60608

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In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its \_\_\_\_\_, and attested by its \_\_\_\_\_ this 17<sup>th</sup> day of July, 2007

16TH & HALSTED, LLC, an Illinois Limited Liability Company

By [Signature]  
VICTOR H. AYALA

By [Signature]  
TIMOTHY LOUCOPOULOS

By [Signature]  
CHESTER BACHULA

By [Signature]  
CONSTANTINE FOURLAS

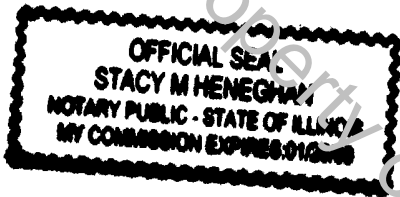
**BOX 334 CTI**

# UNOFFICIAL COPY

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 VICTOR H. AYALA, TIMOTHY LOUCOPOULOS, CHESTER BACHULA and CONSTANTINE FOURLAS, personally known to me to be the Members of the 16TH & HALSTED, LLC, 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 VICTOR H. AYALA, TIMOTHY LOUCOPOULOS, CHESTER BACHULA and CONSTANTINE FOURLAS, 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 17<sup>th</sup> day of July 2007



*Stacy M. Heneghan* (Notary Public)

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

**Mail To:**  
  
Chris Benning & Laura Folkerts  
1610 S. Halsted, Unit 305  
Chicago, Illinois 60608

**Name & Address of Taxpayer:**  
  
Chris Benning and Laura Folkerts  
1610 S. Halsted, Unit 305  
Chicago, Illinois 60608

CITY TAX CITY OF CHICAGO JUL.20.07 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	REAL ESTATE TRANSFER TAX	# 0000041911
	0202500	
	FP 103033	
STATE OF ILLINOIS JUL.20.07 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	REAL ESTATE TRANSFER TAX	# 0000041806
	0027000	
	FP 103032	
COUNTY TAX COOK COUNTY JUL.20.07 REAL ESTATE TRANSACTION TAX REVENUE STAMP	REAL ESTATE TRANSFER TAX	# 0000041908
	0013500	
	FP 103034	

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Exhibit "A"

## LEGAL DESCRIPTION

PARCEL 1: UNIT 305 IN THE UNIVERSITY CROSSING LOFTS CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 21, 22, 23, 24 AND 25 IN KAYLOR'S SUBDIVISION OF THE EAST 2 CHAINS OF THE NORTH 10 CHAINS OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, 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 0625517077, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

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 HEREIN.

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.

THE TENANT OF THE UNIT EITHER WAIVED OR FAILED TO EXERCISE THE OPTION TO PURCHASE THE SUBJECT UNIT.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE OF PARKING SPACE P-25 AS LIMITED COMMON ELEMENTS AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0625517077.

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, 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 LAND DESCRIBED HEREIN.

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.

THE TENANT OF THE UNIT EITHER WAIVED OR FAILED TO EXERCISE THE OPTION TO PURCHASE THE SUBJECT UNIT.