

# UNOFFICIAL COPY



Chicago Title Insurance Company

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



0722026151D

Doc#: 0722026151 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/08/2007 03:22 PM Pg: 1 of 3

525 789 #1

Property of Cook County Clerk's Office

THE GRANTOR, 1746 W. Rascher, 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, CONVEY(S) and WARRANT(S) to MICHELLE M. BALIA, 340 W. Cornelia Ave. #1, Chicago, Illinois 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 for 2007; the Act; The Declaration and the Condominium Association bylaws and rules and regulations, as amended from time to time; zoning and building laws and ordinances; covenants, conditions, restrictions, encroachments and easements of record; utility easements.

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 for itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described herein.

THERE IS NO TENANT TO THIS UNIT

Permanent Real Estate Index Number(s): 14-07-206-008-0000  
Address(es) of Real Estate: 1746 W. Rascher Unit 3, Chicago, Illinois 60640

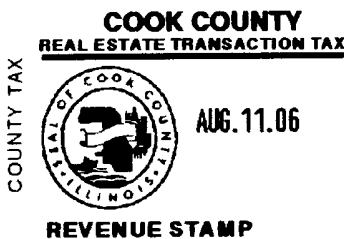
In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its Manager, and this 25 day of August, 2007.

1746 W. Rascher, LLC

By [Signature]  
Michael J. Sato  
Manager

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

[Signature]



# 0000041269	REAL ESTATE TRANSFER TAX
	0010850
	FP 102810

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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 Michael J. Sato, personally known to me to be the Manager of the 1746 W. Rascher, LLC, and personally known to me to be the same person(s) whose name(s) is/are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such Manager he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said LLC, for the uses and purposes therein set forth.

Given under my hand and official seal, this 25 day of July 2007.

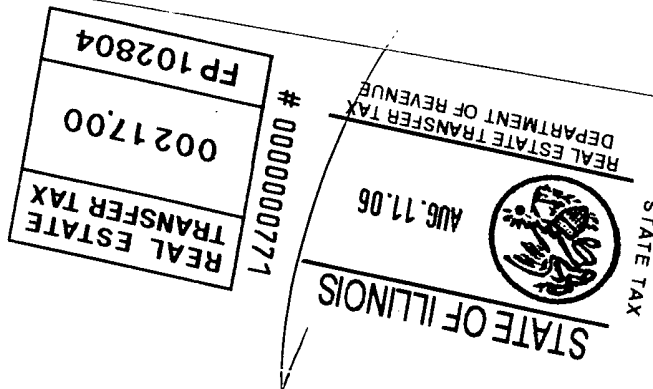
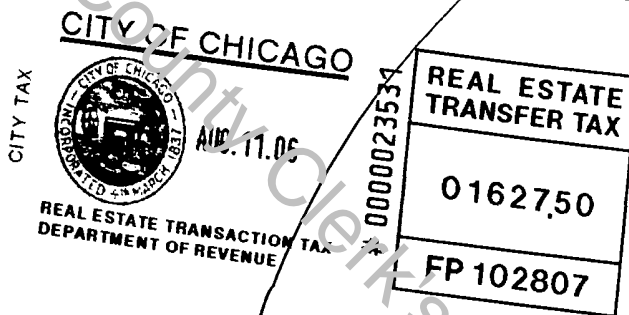


*Robert Ward Munds*  
(Notary Public)

Prepared By: Angela Koconis-Gibson  
4854 N. Kedvale  
Chicago, Illinois 60630

Mail To:  
*Angelina, Chmielewski + Fracaro*  
*1626 W. Colonial Parkway*  
*Inverness IL 60067*

Name & Address of Taxpayer:  
Michelle Balla  
840 W. Cornelia Ave. #1  
Chicago, IL 60657



Property of Cook County Clerk's Office

**UNOFFICIAL COPY****ALTA COMMITMENT**

Schedule B - Exceptions Cont.

File Number: TM240462  
Assoc. File No: 10425-525799**STEWART TITLE****GUARANTY COMPANY**  
HEREIN CALLED THE COMPANY**COMMITMENT - LEGAL DESCRIPTION**

PARCEL 1: UNIT 1746-3 IN THE RASCHER FLATS CONDOMINIUM AS DEPICTED ON THE PLAT OF SURVEY OF THE FOLLOWING REAL ESTATE:

LOT 23 IN BLOCK 2 IN SUMMERDALE PARK, A SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED OCTOBER 4, 2006 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 0627722081, AS AMENDED FROM TIME TO TIME, ALONG WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE RIGHT TO THE USE OF STORAGE LOCKER SL5, A LIMITED COMMON ELEMENT, AS SET FORTH AND DELINEATED IN SURVEY ATTACHED TO DECLARATION AFORESAID.