

# UNOFFICIAL COPY



Doc#: 0722902143 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/17/2007 11:43 AM Pg: 1 of 3

WARRANTY DEED  
ILLINOIS STATUTORY  
LLC to Individual

536991 1/2

THE GRANTOR, Byron Flats, LLC, a 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 and 00/100 Dollars, and other good and valuable consideration, in hand paid, and pursuant to authority given by the managers of said LLC, CONVEY(S) and WARRANT(S) to Keith Rehner, Single and Claudia Arteaga, Single of the City of Chicago, of the County of Cook, the following described Real Estate situated in the County of Cook in the State of IL, to wit:

*See Exhibit "A" attached hereto and made a part hereof*

THIS IS NOT HOMESTEAD PROPERTY

SUBJECT TO: Covenants, conditions and restrictions of record, Private, public and utility easements and roads and highways, General taxes for the year 2006 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2006, 2007 special taxes and assessments, if any, not yet due and payable. 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 also subject to all rights, easements, covenants, restriction and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

Permanent Real Estate Index Number(s): 14-19-202-009-0000  
Address(es) of Real Estate: 1958 West Byron, Unit 2, Chicago, Illinois 60613

TO HAVE AND TO HOLD said premises forever.

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 Manager, and attested by its Manager this

10th day of August, 20 07

Byron Flats, LLC

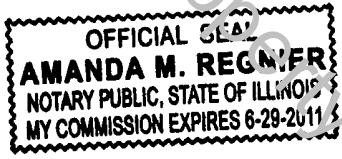
By: [Signature]  
Ron D. Abrams, Manager

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STATE OF ILLINOIS, COUNTY OF Cook ss.

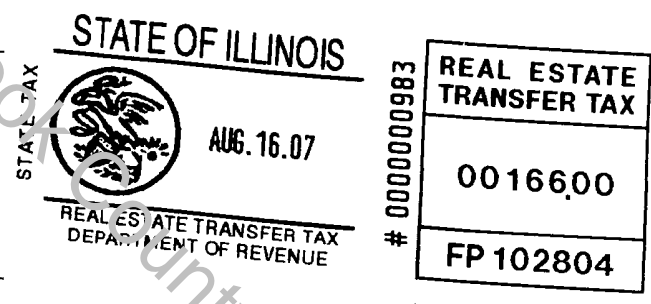
I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Ron D. Abrams, personally known to me to be the Manager of Byron Flats, LLC and Ron D. Abrams, personally known to me to be the Manager of said corporation, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such Ron D. Abrams and Manager they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 9<sup>th</sup> day of August, 20 07.



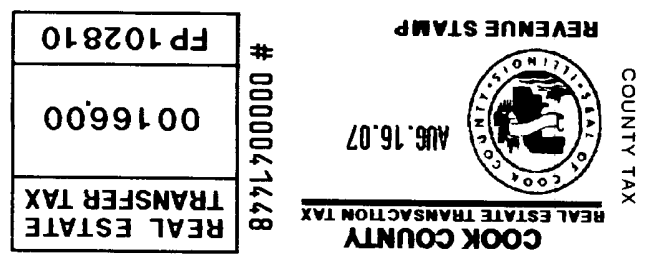
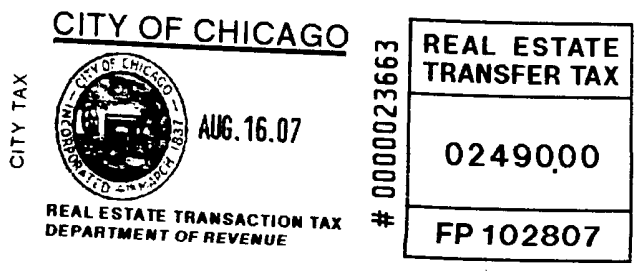
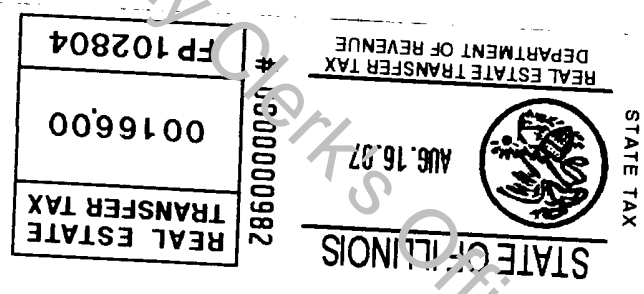
*Amanda M. Regnier* (Notary Public)

**Prepared by:**  
Matthew R. Gallagher  
Gallagher & Niemeyer, LLC  
200 W. Ohio St., Ste. 200  
Chicago, IL 60610



**Mail To:**  
Richard Magno  
2501 W. Higgins Rd. #440  
Chicago, IL 60631

**Name and Address of Taxpayer:**  
Keith Reher and Claudia Arcego  
1958 W. Byron, Unit 2  
Chicago, IL 60613



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## STEWART TITLE

ALTA COMMITMENT  
Schedule B - Exceptions Cont.  
File Number: TM247461  
Assoc. File No: "

GUARANTY COMPANY  
HEREIN CALLED THE COMPANY

### COMMITMENT - LEGAL DESCRIPTION

Parcel 1: Unit 1958-2 together with its undivided percentage interest in the common elements in Byron Flats Condominium, as delineated and defined in the Declaration recorded as document number 071422017, in Section 19, Township 40 North, Range 14, East of the Third Principal Meridian (except the Southwest 1/4 of the Northeast 1/4 of the Southeast 1/4 of the Northwest 1/4 and the East 1/2 of the Southeast 1/4 thereof), in Cook County, Illinois.

Parcel 2: The exclusive right to the use of Storage Space, 2-12, Limited Common Elements as delineated on a survey to condominium recorded as document number 071422017.

Property of Cook County Clerk's Office