



Doc#: 0723442121 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 08/22/2007 01:15 PM Pg: 1 of 2

WARRANTY DEED

THIS INDENTURE WITNESSETH,

That the Grantor, MY II, LLC, an Illinois limited liability company, duly organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State where the following described real estate is located,

(Reserved for Recorders Use Only)

for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, and pursuant to authority given by the Manager of said limited liability company hereby conveys and warrants to THONG NGO AND NIPA PHOJANAMONGKOLKIJ (collectively, "Grantee"), whose address is: 4N163 Pine Grove, Bensenville, Illinois not as tenants in common, but as **JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, the following described real estate, situated in the City of Chicago, County of Cook to wit:

UNIT 404 IN THE POLO TOWER CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE EAST 25 FEET OF LOT 3, ALL OF LOTS 4, 5 AND 6 AND LOT "A" (EXCEPT THE WEST 125 FEET) IN COUNTY CLERK'S DIVISION OF LOTS 12 AND 13 AND LOT 25 (EXCEPT THE WEST 125 FEET) IN COUNTY CLERK'S DIVISION OF LOTS 12 AND 13 AND LOT 25 (EXCEPT THE WEST 550 FEET THEREOF) TOGETHER WITH ACCRETIONS THERETO IN SIMMONS AND GORDONS ADDITION TO CHICAGO IN SECTION 16, 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 RECORDED AS DOCUMENT 0011054423, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME.

Permanent Index Number (PIN): 14-16-303-040-1037
Address of Real Estate: 4180 N. Marine Drive, Unit 404 Chicago, Illinois 60613

This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in the said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

SUBJECT TO: (a) general real estate taxes not due and payable at the time of Closing; (b) the Act; (c) the Declaration, including all amendments and exhibits thereto; (d) all easements, party wall rights and agreements, air rights and covenants, conditions and restrictions of record including but not limited to The Polo Tower Condominium Declaration; (e) applicable zoning and building laws and ordinances; (f) acts done or suffered by Purchaser or anyone claiming through Purchaser; (g) rights of the tenant under the Existing Lease, if any; (h) leases and licenses affecting the Common Elements; (i) liens and other matters of title over which the Title Insurer (as hereinafter defined) is willing to insure without cost to Purchaser.

MS

1 of 2

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Box 334

2/8

UNOFFICIAL COPY

IN WITNESS WHEREOF, the grantor has hereunto set its hand and seal this 27 day of July, 2007.

CITY OF CHICAGO

CITY TAX



AUG. 17. 07

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000017511

REAL ESTATE TRANSFER TAX	
0128625	
FP 102805	

MY II, LLC

an Illinois limited liability company

By: _____
Name: Robert Yassan
Its: Manager

Robert Yassan

State of Illinois)
) ss
County of Cook)

I, the undersigned, a Notary Public in and for said County, the State aforesaid, DO HEREBY CERTIFY that Robert Yassan as Manager of MY II, LLC, an Illinois limited liability company, personally known to be to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as the free and voluntary act of said limited liability company, for the uses and purposes herein set forth.

GIVEN under my hand and official seal, this 27 day of July, 2007.

Commission expires 1-7 2010

Notary Public



This instrument prepared by:

Daniel Seltzer, Attorney at Law, 1010 Lake Street, Suite 427, Oak Park, IL 60301

SEND SUBSEQUENT TAX BILLS TO:

After Recording Mail to:

Steven O. Hamill
3843 W. 95th Street
Evergreen Park, Illinois 60805

Thong Ngo
~~41880 N. Marine Drive, Unit 404~~
~~Chicago, Illinois 60613~~

4N163 PINE GROVE

BENSENVILLE , IL 60106

STATE TAX

STATE OF ILLINOIS



AUG. 17. 07

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000104219

REAL ESTATE TRANSFER TAX	
0017150	
FP 102808	

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



AUG. 17. 07

REVENUE STAMP

0000104457

REAL ESTATE TRANSFER TAX	
0008575	
FP 102802	