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180610341

WARRANTY DEED
Corporation to Individuals
MARQUIS TITLE



Doc#: 0724005140 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/28/2007 03:12 PM Pg: 1 of 4

This agreement, made this 1st day
of August, 2007, between
E & D DEVELOPMENT, LLC

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, party
of the first part, and

R.
HECTOR GARCIA

party of the second part, WITNESSETH, that the party of the first part, for and in consideration
of the sum of Ten Dollars, and other good and valuable consideration, in hand paid by the party
of the second part, the receipt of which is acknowledged, and pursuant to the authority of the
Board of Directors of said LLC, by these presents does REMISE, RELEASE, ALIEN
AND CONVEY unto the party of the second part and to his heirs and assigns,
FOREVER, all the following described real estate, situated and described as follows, to wit:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

PIN: 13-29-108-029-1007

COMMONLY KNOWN AS : 3057 N. NARRAGANSETT #7-2W , CHICAGO, IL 60634

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements;
Existing leases and tenancies; special governmental taxes or assessments for improvements not
yet completed; unconfirmed special governmental taxes or assessments; and general real estate
taxes for 2006 and subsequent years.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in
Anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues
and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the
party of the first part, either in law or equity, of, in and to the above described premises, with the
hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above
described, with the appurtenances, unto the party of the second part, his heirs and assigns forever.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto
affixed, and has caused its name to be signed to these presents by its President, and attest by its

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affixed, and has caused its name to be signed to these presents by its President, and attest by its Secretary, the day and year first above written.

Attest: [Signature] (SEAL)
EWA BOSOWSKI, Member

Attest: [Signature] (SEAL)
DARIUSZ WOZNIAK, Member

State of Illinois,
County of Cook ss.

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that EWA BOSOWSKI and DARIUSZ WOZNIAK personally known to me to be the members of said Limited Liability Company, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such President and Secretary, they signed, sealed 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 deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 15 day of Aug, 2007

Commission expires OFFICIAL SEAL, 20
CHRISTOPHER S KOZIOL
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 09/08/09

[Signature]
NOTARY PUBLIC

This instrument prepared by Christopher S. Koziol, 5710 N. Northwest Hwy, Chicago, IL 60646

MAIL TO:

BEATRIZ BETANCOURT
ESQUIRE
2651 N. Milwaukee
CHICAGO, IL 60647

SEND SUBSEQUENT TAX BILLS TO:

HECTOR R. GARCIA
3057 N. NARRAGANSETT UNIT 7-2W
CHICAGO, IL 60634

Recorder's Office Box No. _____

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PARCEL 1:

**UNIT 7-2W IN THE 3057 NORTH NARRAGANSETT CONDOMINIUM AS
DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:**

**LOT 19 AND THE NORTH 14.26 FEET OF LOT 20 IN HIELD'S BELMONT HEIGHTS
SUBDIVISION, BEING A SUBDIVISION OF THE NORTH ½ OF THE SOUTH WEST ¼
OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 29, TOWNSHIP 40
NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK
COUNTY, ILLINOIS, WHICH SURVEY AS ATTACHED AS EXHIBIT "D" TO THE
DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0526927045,
TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON
ELEMENTS.**

PARCEL 2:

**THE EXCLUSIVE RIGHT TO USE OF PARKING SPACE P5 AS LIMITED
COMMON ELEMENTS AS DELINEATED ON A SURVEY ATTACHED TO THE
DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 0526927045**


**THE TENANT OF UNIT 7-2W HAS WAIVED THE OPTION TO PURCHASE THE
SUBJECT UNIT.**

**GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, IT'S 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 PROPERTY DESCRIBED THEREIN.**

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

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COOK COUNTY
REAL ESTATE TRANSACTION TAX

COOK COUNTY TAX

 AUG. 21. 07
 REVENUE STAMP

0000830147

REAL ESTATE TRANSFER TAX
00085.00
FP 103042


STATE OF ILLINOIS

STATE TAX

 AUG. 21. 07
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

0000017853

REAL ESTATE TRANSFER TAX
00170.00
FP 103037

City of Chicago
 Dept. of Revenue
 526812
 08/23/2007 11:16



Real Estate
 Transfer Stamp
 \$1,275.00
 Batch 07289 32