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Doc#: 0725541121 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/12/2007 02:45 PM Pg: 1 of 3

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COOK COUNTY RECORDING

Property of Cook County Clerk's Office

- DEED
- \_\_\_\_\_ MORTGAGE
- \_\_\_\_\_ ASSIGNMENT
- \_\_\_\_\_ POWER OF ATTORNEY
- \_\_\_\_\_ RELEASE
- \_\_\_\_\_ SUBORDINATION AGREEMENT
- \_\_\_\_\_ OTHER

RETURN TO:

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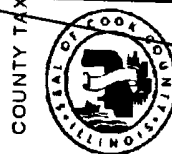
2672921  
MERCURY TITLE COMPANY, LLC

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## WARRANTY DEED (LLC to Individual) (Illinois)

THIS AGREEMENT, made this 10 day of September, 2007 between N 2400-11 W. BALMORAL, 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, party of the first part, and Claudiu Ion, 2411 W. Balmoral, Unit 3B, Chicago, Illinois 60625, party of the second part, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

COOK COUNTY  
REAL ESTATE TRANSACTION TAX



REVENUE STAMP

SEP. 12. 07

REAL ESTATE TRANSFER TAX
0009450
FP 103042

# 0000031429

STATE OF ILLINOIS



SEP. 12. 07

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
0018900
FP 103037

# 0000019148

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Manager(s) of said company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

### PARCEL 1:

UNIT 2411-3B IN THE BALMORAL COURTS CONDOMINIUMS V AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

#### PART "C"

THAT PART OF LOT 4 (EXCEPT THAT PART FALLING IN WESTERN AVENUE AS WIDENED) THE NORTH 66 FEET OF LOT 5 (EXCEPT THAT PART FALLING IN WESTERN AVENUE AS WIDENED) ALSO A STRIP A LAND 16 1/2 FEET IN WIDTH LYING WEST OF AND ADJOINING SAID LOT 4 AND THE SAID NORTH 66 FEET OF LOT 5 AND LYING BETWEEN THE NORTH LINE OF SAID LOT 4 EXTENDED WEST AND THE SOUTH LINE OF THE SAID NORTH 66 FEET OF LOT 5 EXTENDED, WEST, ALL IN ASSESSOR'S DIVISION OF THE SOUTH EAST QUARTER OF THE NORTH EAST QUARTER OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTH EAST QUARTER OF THE NORTH EAST QUARTER OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, TAKEN AS ONE TRACT, LYING WEST OF A LINE DRAWN AT RIGHT ANGLES FROM A POINT IN THE NORTH LINE OF SAID TRACT, SAID POINT BEING 118.0 FEET WEST OF THE NORTH EAST CORNER THEREOF TO A POINT IN THE SOUTH LINE OF SAID TRACT, SAID POINT BEING 121.99 FEET WEST OF THE SOUTH EAST CORNER THEREOF, AND LYING NORTH OF A LINE 88.73 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE NORTH LINE OF SAID TRACT (EXCEPT THE WEST 18.0 FEET OF THE NORTH 80.76 FEET THEREOF, AS MEASURED ALONG THE NORTH AND WEST LINES OF SAID TRACT), IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0708915045, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO USE ~~PARKING SPACE P~~ AND STORAGE SPACE S-15, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0708915045.

"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 THEREIN."

"THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND

M.G.R. TITLE

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RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN."

THE TENANT OF THIS UNIT HAS WAIVED THEIR RIGHT OF FIRST REFUSAL.

P.I.N.: 13-12-226-004-0000 / 13-12-226-005-0000

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, 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.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: Covenants, conditions, restriction of record, and public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2006 and subsequent years.

Permanent Real Estate Number(s): 13-12-226-004-0000 / 13-12-226-005-0000

Address of Real Estate: 2411 W. BALMORAL AVE., UNIT 2411-3B, CHICAGO, IL 60625-2321

IN WITNESS WHEREOF, said party of the first part has caused its signature to be hereto affixed, and has caused its name to be signed to these presents by and through its Manager, the day and year first above written.

N 2400-11 W. BALMORAL, LLC;  
an Illinois Limited Liability Company

BY: [Signature]  
Manager

City of Chicago Real Estate  
Dept. of Revenue Transfer Stamp  
529266 \$1,417.50  
09/12/2007 09:51 Patch 07204 24



Instrument prepared by: Rosenthal Law Group, LLC, 3700 W Devon, Ste E, Lincolnwood, IL 60712.

MAIL TO:  
Leon Rane  
540 Frontage, Suite 3185  
Northfield, IL 60093  
OR

SEND SUBSEQUENT EILLS TO:  
Claudiu Ion  
2411 W. Balmoral Ave., Unit 2411-3B  
Chicago, Illinois 60625-2321

RECORDER'S OFFICE BOX NO. \_\_\_\_\_

STATE OF ILLINOIS ) ss.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Stefan Szafian, Manager of N 2400-11 W. BALMORAL, LLC; an Illinois Limited Liability Company, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 10 day of September, 2007.

Notary Public \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

[Signature]

