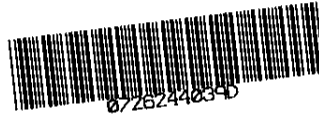


UNOFFICIAL COPY

WARRANTY DEED (ILLINOIS) (Partnership to LLC)



Doc#: 0726244039 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/19/2007 04:01 PM Pg: 1 of 3

The Grantor, 4344-60 NORTH BROADWAY PARTNERSHIP, an Illinois general partnership, 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 the consideration of Ten dollars (\$10.00), and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to: MEZ DEVELOPMENT, LLC, whose address is: P.O. Box 2472, Chicago, Illinois 60690-2472

(Above Space for Recorder's Use Only)

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: See attached legal description, and hereby releases and waives all rights under and by virtue of the Homestead Exemption laws of the State of Illinois,

PINs (Underlying Land): 14-17-403-022-0000, 14-17-403-023-0000, 14-17-403-024-0000 and 14-17-403-025-0000

FOR INFORMATIONAL PURPOSES, THE NEWLY-ISSUED PINS FOR THE UNITS BEING CONVEYED ARE:

P-11: 14-17-406-056-1121, P-16: 14-17-406-056-1126, P-23: 14-17-406-056-1134, P-62: 14-17-406-056-1175, P-63: 14-17-406-056-1176, P-107: 14-17-406-056-1222, P-108: 14-17-406-056-1223

Address of Real Estate: 4350 N. BROADWAY ST., UNITS P-11, P-16, P-23, P-62, P-63, P-107 and P-108, CHICAGO, ILLINOIS 60613

Dated this 18 day of September, 2007.

4344-60 NORTH BROADWAY PARTNERSHIP

by:
MARK E. ZAHORIK,
Member of MEZ Development, LLC, its general partner

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MARK E. ZAHORIK, Member of MEZ DEVELOPMENT, LLC, general partner of 4344-60 NORTH BROADWAY PARTNERSHIP, 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 the said instrument as his free and voluntary act, and as such Member, as the free and voluntary act of said limited liability company, as general partner of the partnership, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 18th day of September, 2007
Commission Expires January 22, 2011

NOTARY PUBLIC



This instrument was prepared by Gael Morris, of Lawrence & Morris, 2835 N. Sheffield, Ste. 232, Chicago, Illinois 60657

MAIL DEED TO/SEND SUBSEQUENT TAX BILLS TO: MEZ DEVELOPMENT, LLC, P.O. Box 2472, Chicago IL 60690-2472

UNOFFICIAL COPY

LEGAL DESCRIPTION:

UNIT P-11, P-16, P-23, P-62, P-63, P-107 and P-108 IN BUENA POINTE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 1 THROUGH 4 IN BLOCK 2 IN BUENA PARK, A SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED FEBRUARY 26, 2004, AS DOCUMENT NO. 0405732139, AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

SUBJECT ONLY TO THE FOLLOWING: SUBJECT ONLY TO THE FOLLOWING: (I) NON-DELINQUENT REAL ESTATE TAXES; (II) APPLICABLE ZONING, PLANNED DEVELOPMENT AND BUILDING LAWS AND ORDINANCES AND OTHER ORDINANCES OF RECORD; (III) ENCROACHMENTS ONTO THE PROPERTY, IF ANY; (IV) ACTS DONE OR SUFFERED BY PURCHASER OR ANYONE CLAIMING BY, THROUGH OR UNDER PURCHASER; (V) COVENANTS, CONDITIONS, AGREEMENTS, BUILDING LINES AND RESTRICTIONS OF RECORD; (VI) EASEMENTS RECORDED AT ANY TIME PRIOR TO CLOSING, INCLUDING ANY EASEMENTS ESTABLISHED BY OR IMPLIED FROM THE DECLARATION OR AMENDMENTS THERETO AND ANY EASEMENTS PROVIDED FOR IN ANY PLAT OF SUBDIVISION OF THE PROJECT WHICH MAY HEREAFTER BE RECORDED; (VII) TERMS, CONDITIONS, AND RESTRICTIONS OF THE DECLARATION; (VIII) AGREEMENT AND DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED ON FEBRUARY 26, 2004 AS DOCUMENT NO. 0405732138; (IX) ROADS OR HIGHWAYS, IF ANY; (X) PURCHASER'S MORTGAGE, IF ANY; AND (XI) LIMITATIONS AND CONDITIONS IMPOSED BY THE CONDOMINIUM PROPERTY ACT OF THE STATE OF ILLINOIS.


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 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.

THERE WAS NO TENANT IN THE UNIT.

COOK COUNTY - ILLINOIS TRANSFER STAMP

EXEMPT UNDER PROVISIONS OF PARAGRAPH E
SECTION 4, REAL ESTATE TRANSFER ACT.

DATE: SEPTEMBER 18, 2007



Buyer, Seller or Representative

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his or her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

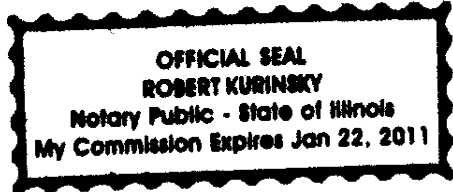
Dated: 9-18, 2007

4341-60 NORTH BROADWAY PARTNERSHIP

by: *Mark E. Zahorik*
MARK E. ZAHORIK,
Member of MEZ Development, LLC, its general partner

SUBSCRIBED AND SWORN TO before me
this 18th day of September, 2007.

Robert Kurinsky
Notary Public



The grantee or his or her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

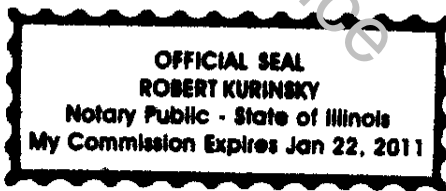
Dated: 9-18, 2007

MEZ DEVELOPMENT, LLC

by: *Mark E. Zahorik*
MARK E. ZAHORIK, its Member

SUBSCRIBED AND SWORN TO before me
this 18th day of September, 2007.

Robert Kurinsky
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of §4 of the Illinois Real Estate Transfer Tax Act.)