

**WARRANTY DEED**

**UNOFFICIAL COPY**



**ILLINOIS STATUTORY**

(Limited Liability Company to Individual)

**MAIL TO:**

Alvaro H. Cuellar and Melva Cuellar  
5105 W. Madison Street, Unit 2-604  
Skokie, IL 60077

**Doc#: 0726905101 Fee: \$28.00**

Eugene "Gene" Moore RHSP Fee: \$10.00

Cook County Recorder of Deeds

Date: 09/26/2007 10:55 AM Pg: 1 of 3

**NAME & ADDRESS OF TAXPAYER:**

Alvaro H. Cuellar and Melva Cuellar  
5105 W. Madison Street, Unit 2-604  
Skokie, IL 60077

*RECORDER'S STAMP*

8330389

THE GRANTOR, **MADISON PLACE 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 the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid and receipt whereof is hereby acknowledged, and pursuant to authority given by the Members of said Company, CONVEYS and WARRANTS to

**ALVARO H. CUELLAR and MELVA CUELLAR, as husband and wife,  
not as joint tenants, or tenants in common but as tenants by the entirety,  
5105 W. Madison Street, Unit 2-604**

**Skokie, IL 60077**

*(NAME AND ADDRESS OF GRANTEE)*

the following real estate situated in the Village of Skokie, Cook County, State of Illinois, to wit:

Parcel 1 (Previously Conveyed): Unit **2-604** together with its undivided percentage interest in the Common Elements in the Madison Place Condominiums as delineated in the Declaration Recorded November 25, 2002 as Document Number 0021302667, as amended from time to time, in the Southeast Quarter of Section 21, Township 41 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois;

Parcel 2 (Previously Conveyed): The exclusive right to the use of Limited Common Elements known as Parking Spaces **P1-5 and P1-6** and Storage Spaces **S1-5 and S1-6**, as delineated on the Survey attached to the Declaration, aforesaid;

Parcel 3 (Previously Conveyed): Easement for storm water detention for the benefit of Parcel 1 created by deed Recorded in the Office of the Recorder of Deeds of Cook County, Illinois on June 16, 1994 as Document Number 94530404 over and upon Lot 2 in Madison Place Condominiums Plat of Resubdivision and Consolidation being a Subdivision of Part of the Southeast ¼ of Section 21, Township 41 North, Range 13 East of the Third Principal Meridian in Cook County, Illinois; and

Parcel 4 (Hereby Sold, Conveyed and Warranted): The exclusive right to the use of Limited Common Element known as Storage Space **S1-42**, as delineated on the Survey attached to the Declaration, aforesaid.

Permanent Index Number (Parcel 1): 10-21-405-077-1111  
commonly known as 5105 West Madison Street, Unit 2-604, Skokie, Illinois 60077

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 aforesaid, and Grantor reserves to itself, its successors and


**BOX 333-CTT**

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Property of Cook County

STATE OF ILLINOIS



SEP. 25. 07

REAL ESTATE TRANSFER TAX


0000042700000

00000100

FP 103032

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

COOK COUNTY  
REAL ESTATE TRANSACTION TAX



SEP. 25. 07

REAL ESTATE TRANSFER TAX

0000042700000

00000050

FP 103034

COUNTY TAX

REVENUE STAMP

Clerk's Office

**UNOFFICIAL COPY**

assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described herein.

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.

This Deed is also subject to: Real estate taxes not yet due and payable; the Illinois Condominium Property Act; the Condominium Declaration; Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the Madison Place Condominium Association and Condominium assessments and special assessments due and payable after the Closing Date; Covenants, conditions and restrictions and building lines then of record; easements existing or of record; and special taxes or assessments for improvements not yet completed and drainage district or other assessments or installments thereof, not due as of the Closing Date.

In Witness Whereof, said Grantor has caused its name to be signed to these presents this 16<sup>th</sup> day of August, 2007.

**MADISON PLACE LLC, an Illinois limited liability Company**

**By: Norwood Construction, Inc., an Illinois corporation, Company Manager**

By: *Susan J. Smith*  
Vice-President

STATE OF ILLINOIS )  
 ) ss.  
COUNTY OF COOK )

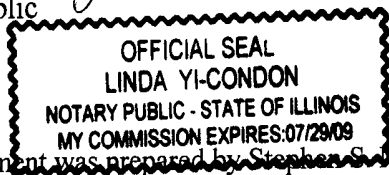
VILLAGE OF SKOKIE, ILLINOIS  
Economic Development Tax  
Skokie Code Chapter 98  
Paid: \$3  
Skokie Office 09/05/07

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Susan J. Smith personally known to me to be the Vice-President of Norwood Construction, Inc., an Illinois Corporation, the Manager of Madison Place LLC, an Illinois limited liability Company, and 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 as such Vice-President, she signed and delivered the said instrument pursuant to authority given by the Board of directors of said Corporation, as her free and voluntary act, and as the free and voluntary act and deed of said corporation on behalf of said Company, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 16<sup>th</sup> day of August, 2007.

*Linda Yi-Condon*  
Notary Public

NOTARIAL SEAL



VILLAGE OF SKOKIE  
TRANSFER STAMP

This instrument was prepared by Stephen S. Messutta, 250 S. Northwest Highway, Suite 300, Park Ridge, IL 60068.

This conveyance must contain the name and address of the Grantee for tax billing purposes (55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (55 ILCS 5/3-5022).