

UNOFFICIAL COPY

WARRANTY DEED

200-3994
TICOR TITLE



Doc#: 0727140103 Fee: \$50.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/28/2007 11:18 AM Pg: 1 of 3

Property of Cook County Clerk's Office

The above space for re

The Grantor, **4010 AINSLIE, LLC**, an Illinois limited liability company, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration, in hand paid, **CONVEYS** and **WARRANTS** to Miguel Aguirre and Teresa J. Aguirre, Husband and Wife, not as Joint Tenants or as Tenants in Common, but as Tenants by the Entirety, whose address is 4702 N. Artesian, Chicago, Illinois 60625, the following described real estate situated in the County of Cook, State of Illinois, to wit:

PARCEL 1:

UNIT NUMBER 4016-1 IN THE AINSLIE COURT CONDOMINIUM ASSOCIATION, A CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 23 IN BLOCK 1 IN SECRIST SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0619213000; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-9, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT "D" TO THE AFORESAID DECLARATION, AS AMENDED FROM TIME TO TIME.

BOX 15

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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 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.

THE TENANT OF THIS UNIT HAD NO RIGHT OF FIRST REFUSAL.

SUBJECT TO:

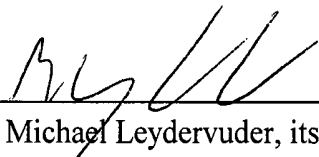
- (1) general real estate taxes not due and payable at the time of closing;
- (2) the Act and Code;
- (3) the Condominium Documents, including all amendments and exhibits thereto;
- (4) applicable zoning and building laws and ordinances;
- (5) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser;
- (6) utility easements, if any, whether recorded or unrecorded; and
- (7) covenants, conditions, restrictions, encroachments and easements of record, including the Declaration of Condominium Ownership and By-Laws, Easements, Restrictions and Covenants for Ainslie Court Condominium Association building lines and easements if any.

PERMANENT INDEX NO.: 13-10-420-014-0000

ADDRESS OF PROPERTY: 4010-16 W. Ainslie St., Unit 4016-1, Chicago, Illinois 60630

Dated: 8/30/07, 2007

4010 AINSLIE, LLC, an Illinois
limited liability company

By: 
Michael Leydervuder, its Manager

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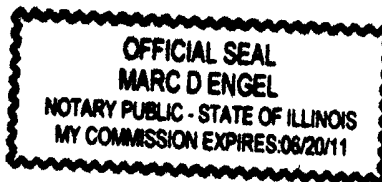
STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said county, in the state aforesaid, does hereby certify that Michael Leydervuder, 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, for the uses and purposes therein set forth, including the release and waiver of the right of Homestead.

Given under my hand and seal this 30TH day of AUGUST, 2007.

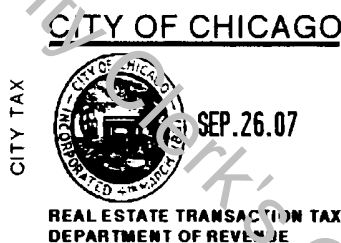
[Handwritten Signature]

NOTARY PUBLIC



Mail recorded Deed and subsequent Tax Bills to:

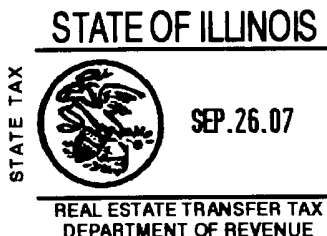
James Habel
851 Davidson Ct
Homewood Est IL 60169



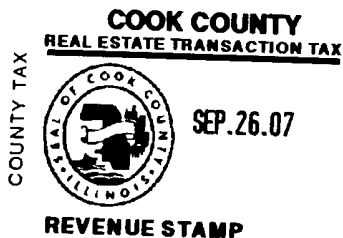
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|--------------|--------------------------|
| # 0000005672 | REAL ESTATE TRANSFER TAX |
| | 0131625 |
| | FP 102803 |

This instrument prepared by:

Marc D. Engel
 Borek & Goldhirsh
 3545 Lake Avenue, Suite 200
 Wilmette, Illinois 60091



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|-------------|--------------------------|
| # 000040628 | REAL ESTATE TRANSFER TAX |
| | 0017550 |
| | FP 102809 |



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|--------------|--------------------------|
| # 0000040483 | REAL ESTATE TRANSFER TAX |
| | 0008775 |
| | FP326707 |