

STEWART TITLE OF ILLINOIS
2 N. LaSalle Street
Suite 625
Chicago, IL 60602
312-R40-4743



Chicago Title Insurance Company

WARRANTY DEED
ILLINOIS STATUTORY
(Corporation to Individual)

543542
STW

UNOFFICIAL COPY



07277400420

Doc#: 0727740042 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 10/04/2007 10:23 AM Pg: 1 of 3

THE GRANTOR, 1746 W. Rascher 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 TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, CONVEY(S) and WARRANT(S) to Nelson Hartrich 9329 S. Hamilton, Chicago, Illinois 60620 of the County of Cook, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

SUBJECT TO: general real estate taxes for 2007; the Act; The Declaration and the Condominium Association bylaws, rules and regulations, as amended from time to time; zoning and building laws and ordinances; covenants, conditions, restrictions, encroachments and easements of record; utility easements.

Grantor also hereby grants to 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 for itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described herein.

THERE IS NO TENANT TO THIS UNIT.

Permanent Real Estate Index Number(s): 14-07-206-008-0000
Address(es) of Real Estate: 1752 W. Rascher, Unit 2, Chicago, Illinois 60640

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its Manager, this 26 day of September, 2007.

1746 W. Rascher LLC

By [Signature]
Michael J. Sato
Manager

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2 N. LaSalle Street
Suite 625
Chicago, IL 60602
312-R40-4743

[Handwritten initials]

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EXHIBIT "A"
TO WARRANTY DEED DATED SEPTEMBER 28, 2007
CONVEYING UNIT 1752-2,
1752 W. RASCHER, CHICAGO, IL 60641

PARCEL 1: UNIT 1752-2 IN THE RASCHER FLATS CONDOMINIUM AS
DEPICTED ON THE PLAT OF SURVEY OF THE FOLLOWING REAL ESTATE:

LOT 23 IN BLOCK 2 IN SUMMERDALE PARK, A SUBDIVISION OF THE SOUTH
½ OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 7, TOWNSHIP 40
NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK
COUNTY, ILLINOIS.

WHICH IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF
CONDOMINIUM OWNERSHIP RECORDED OCTOBER 4, 2006 IN THE OFFICE OF
THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT
NUMBER 0627722081, AS AMENDED FROM TIME TO TIME, ALONG WITH ITS
UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK
COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE RIGHT TO THE USE OF STORAGE ROOM SR2, A
LIMITED COMMON ELEMENT, AS SET FORTH AND DELINEATED IN SURVEY
ATTACHED TO DECLARATION AFORESAID.

Right of Resale. Purchaser hereby represents and warrants as of the date hereof and as of the Closing Date that Purchaser is acquiring the Unit for investment or personal use and not for resale and, that in acquiring the Unit, Purchaser is not acting as agent or nominee for any undisclosed party. Purchaser hereby agrees that Purchaser shall not resell the Unit within one (1) years from the date of closing of the Unit, however, that such restriction on the resale of the Unit shall not apply if the resale of the Unit is a result of Purchaser's death, disability, divorce, separation, or job-related transfer. Purchaser or Purchaser's agent shall notify Seller in writing within thirty (30) days of learning of such death, disability, divorce, separation or job-related transfer that Purchaser intends to sell the Unit and the basis for such sale within the 1 year period. Any sale in violation of the provisions of this paragraph 19 shall be null and void and of no force and effect. The Deed to be delivered on the Closing Date hereunder shall contain provisions incorporating the foregoing restriction on resale. For purposes of this paragraph 19, the words "sell" or "sale" shall include among other definitions any sale, transfer, articles of agreement for deed, corporate transfer or other voluntary conveyance or transfer of the Unit which intends directly or indirectly to cause the transfer of the right of ownership.

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Michael J. Sato, personally known to me to be the Manager of the 1746 W. Rascher LLC, and personally known to me to be the same person(s) whose name(s) is subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such Manager he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said LLC, for the uses and purposes therein set forth.

Given under my hand and official seal, this 26 day of September 2007.



Robert Ward Munds
(Notary Public)

Prepared By Angela Koconis-Gibson
4854 N. Kedvale
Chicago, Illinois 60630

Mail To:
Gregory A Prudenzant
3540 W 95th St
Evergreen Park IL 60805

Name & Address of Taxpayer:
Nelson Hartrich
1752 W. Rascher, Unit 2
Chicago, Illinois 60640

CITY TAX
CITY OF CHICAGO
OCT.-3.07
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000024133
REAL ESTATE TRANSFER TAX
01612.50
FP 102807

STATE TAX
STATE OF ILLINOIS
OCT.-3.07
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000001665
REAL ESTATE TRANSFER TAX
00215.00
FP 102804

COUNTY TAX
COOK COUNTY
OCT.-3.07
REAL ESTATE TRANSACTION TAX
REVENUE STAMP

0000042027
REAL ESTATE TRANSFER TAX
00107.50
FP 102810