

UNOFFICIAL COPY



WARRANTY DEED

THE GRANTOR

Doc#: 0732442081 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/20/2007 11:33 AM Pg: 1 of 3

AREIC, LLC, a Limited Liability Company created and existing under the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for the consideration of TEN (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANTY(s) to

Maricela Chavez
5050 N. Kenmore, Chicago, IL

4050002834

Ticor Title Insurance

~~as Tenants in Common~~ ~~as Joint Tenants with rights of survivorship~~ ~~as Tenants~~
by the Entirety, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: (See reverse side for legal description) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois TO HAVE AND TO HOLD said premises forever.

SUBJECT TO: (a) general and special real estate taxes not due and payable at the time of closing; (b) building lines, building laws, ordinances and easements; (c) zoning laws; (d) public and private roads and highways; (e) covenants conditions and restrictions of record; (f) party wall rights and agreements. (g) Declaration of Condominium recorded in the offices of the Cook County Recorder of Deeds as Document No. 0707415047.

There was not tenant in Unit 202 at the time of the Condominium Conversion.

Grantor also hereby grants to the grantee, its successor 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.

Permanent Real Estate Index Number(s): 16-26-109-017-0000
Address of Real Estate: 2318-2320 S. Central Park, Unit No. 202, Parking Unit No. P-6, Chicago, IL

DATED this 9 day of November, 2007

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its members, the day and years first above written.

Joel Guzman, Managing Member

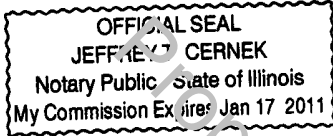
BOX 15

UNOFFICIAL COPY

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 Joel Guzman, personally known to me to be the Managing Member of AREIC, LLC., and personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument appeared before me this day in person, and acknowledged that he signed and delivered the said instrument as his free and voluntary act, as the free and voluntary act and deed of said Limited Liability Company, for the uses and purposes therein set forth.

Given under my hand and official seal this 9 day of November, 2007



Jeffrey T. Cernek (NOTARY PUBLIC)

This instrument was prepared by Jeffrey T. Cernek
1701 East Lake Avenue, # 460
Glenview, IL 60025

Legal Description

of the premises commonly known as: 2318-2320 S. Central Park, Unit No. 202, Parking Unit No. P-6, Chicago, IL

PLEASE SEE A LEGAL DESCRIPTION ATTACHED HERETO

MAIL TO:
Paul Djurisić, Esq.
AZUCAYSEIDEN LAW GROUP
205 N. Michigan 40th Floor
Chicago, IL 60601

SEND TAX BILLS TO:
Maricela Chavez
2320 S. Central Park #202
Chicago, IL 60623

UNOFFICIAL COPY**PARCEL 1:**


UNIT NUMBER 202 IN THE 2318-2320 S. CENTRAL PARK CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:


LOTS 32 AND 33 IN BLOCK 5 IN MILLARD AND DECKER'S SUBDIVISION OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 39 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 0707415047; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-6 , A LIMITED COMMON ELEMENT AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM AFORESAID.

CITY TAX	CITY OF CHICAGO	# 0000006087	REAL ESTATE TRANSFER TAX
	 NOV. 20.07		01230.00
	REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE		FP 102803

STATE TAX	STATE OF ILLINOIS	# 0000041098	REAL ESTATE TRANSFER TAX
	 NOV. 20.07		00164.00
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP 102809

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000040947	REAL ESTATE TRANSFER TAX
	 NOV. 20.07		00082.00
	REVENUE STAMP		FP326707