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PREPARED BY:

Thomas J. Tartaglia
7819 W. Lawrence
Norridge, IL 60706



0735347053D

Doc#: 0735347053 Fee: \$28.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/19/2007 03:47 PM Pg: 1 of 3

MAIL TAX BILL TO:

Gene Barsanti

~~7700 W. North Avenue, Unit 5D~~ 900 Clinton Place
~~Elmwood Park, IL 60707~~ River Forest, IL 60305

MAIL RECORDED DEED TO:

Charles A. Semmelhack
Defreas & Fiske
200 S. Michigan Ave, Suite 1100
Chicago, IL 60604

WARRANTY DEED - LIMITED LIABILITY COMPANY TO INDIVIDUAL

0735347053

(Illinois)

THE GRANTOR(S), PARK PLACE ON NORTH AVENUE, LLC, an Illinois 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, and pursuant to authority given by the Member(s) of said Limited Liability Company, party of the first part, CONVEYS and WARRANT(S) to Gene Barsanti, a married person of 900 Clinton Place, River Forest, IL 60305, party of the second part, the following described Real Estate, situated in the County of COOK, in the State of Illinois, to wit:

~~UNIT 5D IN THE PARK PLACE ON NORTH AVENUE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 21, 22, 23 AND 24 IN MILLS AND SONS' FIRST ADDITION TO GREENFIELD, BEING A SUBDIVISION OF THE SOUTH 191 FEET OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, (INCLUDING BALCONY AIR RIGHTS DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE BUILDING (SAID BUILDING CORNER BEING 3.01 FEET NORTH AND 2.75 FEET WEST OF THE SOUTHWEST CORNER OF LOT 21, (AS SHOWN ON PAGE 1 OF THE PARK PLACE OF NORTH AVENUE CONDOMINIUMS), THENCE NORTH ALONG THE EAST FACE OF THE BUILDING 29.5 FEET; THENCE WEST 22.75 FEET TO A STARTING POINT; THENCE SOUTH 6.0 FEET; THENCE WEST 15.3 FEET; THENCE NORTH 2.5 FEET; THENCE WEST 25.4 FEET; THENCE SOUTH 2.5 FEET; THENCE WEST 15.3 FEET; THENCE NORTH 6.0 FEET; THENCE EAST 13.5 FEET; THENCE SOUTH 3.5 FEET; THENCE EAST 29.0 FEET; THENCE NORTH 2.5 FEET; THENCE EAST 13.5 FEET TO A STARTING POINT ALL BETWEEN THE ELEVATIONS OF 112.95 FEET AND 152.90 FEET. (SEE PARCEL & ON PAGE 2)~~

~~EXCEPT THAT PART OF SAID LOTS BEGINNING AT THE SOUTHEAST CORNER OF THE BUILDING (SAID BUILDING CORNER BEING 3.01 FEET NORTH AND 2.75 FEET WEST OF THE SOUTHEAST CORNER OF LOT 21, (AS SHOWN ON PAGE 1 OF THE PLAT OF PARK PLACE OF NORTH AVENUE CONDOMINIUMS), THENCE NORTH ALONG THE EAST FACE OF THE BUILDING 29.5 FEET; THENCE WEST 26.25 FEET; THENCE SOUTH 3.5 FEET; THENCE WEST 29.0 FEET; THENCE NORTH 3.5 FEET; THENCE WEST 36.25 FEET; THENCE SOUTH 29.5 FEET; THENCE EAST 46.0 FEET; THENCE NORTH 16.8 FEET; THENCE EAST 9.5 FEET; THENCE SOUTH 16.8 FEET; THENCE EAST 46.0 FEET TO THE POINT OF BEGINNING.~~

~~WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 30, 2007 AS DOCUMENT 0733403126, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.~~

SEE ATTACHED EXHIBIT "A"

THIS IS NOT HOMESTEAD PROPERTY.

Permanent Tax Number: 12-36-327-026-0000, 12-36-327-027-0000, 12-36-327-028-0000, 12-36-327-029-0000 (UNDERLYING)

Commonly known as: 7700 W. North Avenue, Unit 5D, Elmwood Park, IL 60707

Warranty Deed - Continued

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In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its Authorized Member or Manager this 4 day of December, 2007.

By

Joseph Andriacchi, Authorized Member or Manager

STATE OF ILLINOIS)

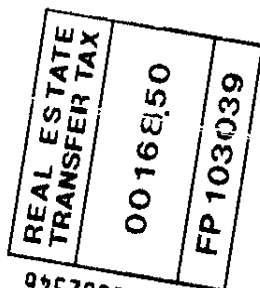
) SS

COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Joseph Andriacchi, personally known to me to be the Authorized Member or Manager of, an Illinois Limited Liability Company, and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that as such Authorized Member or Manager, he/she signed and delivered the said instrument pursuant to authority given by the Members of said Limited Liability Company, as the free and voluntary act of the Authorized Member or Manager, and as the free and voluntary act and deed of said Limited Liability Company, for the uses and purposes therein set forth.

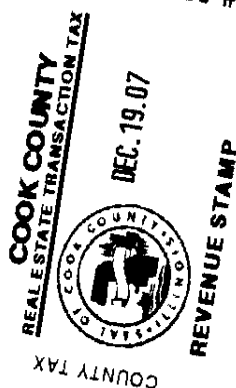
Given under my hand and Notarial Seal this 4 day of December, 2007.

Notary Public

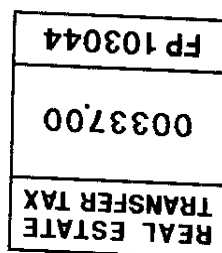


Village of Elmwood Park
Real Estate Transfer Stamp

1684.00

12-07
JAM

0000002407



0000002407

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

DEC. 19.07

STATE OF ILLINOIS

STATE TAX

UNOFFICIAL COPY

EXHIBIT A

PARCEL 1:

UNIT 5D IN THE PARK PLACE ON NORTH AVENUE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 21, 22, 23 AND 24 IN MILLS AND SONS FIRST ADDITION OF GREENFIELD, BEING A SUBDIVISION OF THE SOUTH 191 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. (INCLUDING BALCONY AIR RIGHTS DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE BUILDING (SAID BUILDING CORNER BEING 3.01' NORTH AND 2.75' WEST OF THE SOUTHWEST CORNER OF LOT 21, (AS SHOWN ON PAGE 1 OF THE PARK PLACE OF NORTH AVENUE CONDOMINIUMS)) THENCE NORTH ALONG THE EAST FACE OF THE BUILDING 29.5 FEET; THENCE WEST 22.75 FEET TO A STARTING POINT; THENCE SOUTH 6.0 FEET; THENCE WEST 15.3 FEET; THENCE NORTH 2.5 FEET; THENCE WEST 25.4 FEET; THENCE SOUTH 2.5 FEET; THENCE WEST 15.3 FEET; THENCE NORTH 6.0 FEET; THENCE EAST 13.5 FEET; THENCE SOUTH 3.5 FEET; THENCE EAST 29.0; THENCE NORTH 3.5 FEET; THENCE EAST 13.5 FEET; TO A STARTING POINT ALL BETWEEN THE ELEVATIONS OF 112.95 FEET AND 152.90 FEET. (SEE PARCEL 2 DETAIL ON PAGE 2)

EXCEPT THAT PART OF SAID LOTS: BEGINNING AT THE SOUTHEAST CORNER OF THE BUILDING (SAID BUILDING CORNER BEING 3.01' NORTH AND 2.75' WEST OF THE SOUTHEAST CORNER OF LOT 21, (AS SHOWN ON PAGE 1 OF PARK PLACE OF NORTH AVENUE CONDOMINIUMS)) THENCE NORTH ALONG THE EAST FACE OF THE BUILDING 29.5 FEET; THENCE WEST 36.25 FEET; THENCE SOUTH 3.5 FEET; THENCE WEST 29.0 FEET; THENCE NORTH 3.5 FEET; THENCE WEST 36.25 FEET; THENCE SOUTH 29.5 FEET; THENCE EAST 46.0 FEET; THENCE NORTH 16.8 FEET; THENCE EAST 9.5 FEET; THENCE SOUTH 16.8 FEET; THENCE EAST 46.0 FEET TO THE POINT OF BEGINNING.

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 30, 2007 AS DOCUMENT NO. 0733403126, TOGETHER WITH ITS UNDIVIDED INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF G-15 AND S-15, LIMITED COMMON ELEMENTS AS DELINEATED ON EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 30, 2007 AS DOCUMENT NO. 0733403126

PIN: 12-36-327-026-0000; 12-26-327-027-0000; 12-26-327-028-0000; 12-36-327-029-0000