

2075822/1/06
WARRANTY DEED

UNOFFICIAL COPY

(11)

(LLC to Individual - Illinois)

(1)



Doc#: 0736141074 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/27/2007 10:52 AM Pg: 1 of 3

THIS AGREEMENT, made this 21 day of December, 2007 between STEFAN HOLDINGS, 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, party of the first part, and

Attila Fabian
a(n) unmarried man

party of the second part, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Manager(s) of said company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

Unit 6103-1A IN THE 6103 NORTH CLAREMONT CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1:

LOT 22 (EXCEPT THE SOUTH 3.28 FEET THEREOF) AND THE SOUTH 1/2 OF LOT 23 IN BLOCK 1 IN W.F. KAISER AND COMPANY'S 5TH ADDITION TO ARCADIA TERRACE, A SUBDIVISION OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0729515096, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-4, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0729515096.

P.I.N.s: 14-06-113-014-0000

"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, 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."

M.G.R. TITLE

UNOFFICIAL COPY

Real Estate
Transfer Stamp
\$2,167.50

City of Chicago
Dept. of Revenue
539636
12/24/2007 11:02 Batch 00767 34



REAL ESTATE TRANSFER TAX	00144.50
FP 103042	

0000036299

COOK COUNTY
REAL ESTATE-TRANSACTION TAX
DEC. 24.07

REVENUE STAMP
COUNTY TAX

REAL ESTATE TRANSFER TAX	00289.00
FP 103037	

0000024075

STATE OF ILLINOIS
STATE TAX
DEC. 24.07

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

Property of Cook County Clerk

UNOFFICIAL COPY

THE TENANT OF THIS UNIT HAS WAIVED THEIR RIGHT OF FIRST REFUSAL.

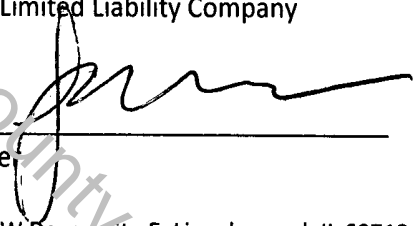
Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: Covenants, conditions, restriction of record, and public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2006 and subsequent years.

Permanent Real Estate Number(s): 14-06-113-014-0000 (underlying)
Address of Real Estate: 6103-07 N. Claremont Ave., Unit 6103-1A, Chicago, IL 60659

IN WITNESS WHEREOF, said party of the first part has caused its signature to be hereto affixed, and has caused its name to be signed to these presents by and through its Manager, the day and year first above written.

STEFAN HOLDINGS, LLC;
an Illinois Limited Liability Company

BY: 
Manager

Instrument prepared by: Rosenthal Law Group, LLC, 3700 W Devon, Ste F, Lincolnwood, IL 60712.

MAIL TO:
John T. Gonnella, Attorney at Law
5057 North Harlem Avenue
Chicago, IL 60656-3501
OR

SEND SUBSEQUENT BILLS TO:
Attila Fabian
6103-07 N. Claremont Ave., Unit 6103-1A
Chicago, Illinois 60659

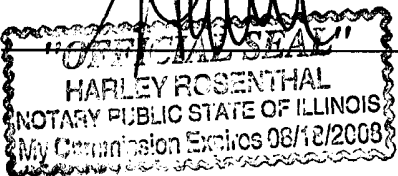
RECORDER'S OFFICE BOX NO. _____

STATE OF ILLINOIS }
 } ss.
COUNTY OF COOK }

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Stefan Szafian, Manager of STEFAN HOLDINGS, LLC; an Illinois Limited Liability Company, is 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 said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 21 day of December, 2007.

Notary Public



My Commission Expires: 8-18-08