

UNOFFICIAL COPY

Prepared by:
Vytenis Lietuvninkas
Attorney at Law
4536 West 53rd Street
Chicago, Illinois 60629

When recorded return to:

Jesus Zavala
4400 West 55th St.
Unit 6
Chicago, IL 60632
Mail tax bills to:
WEST 55TH, LLC
6036 S. Central Ave.
Chicago, Illinois 60638



Doc#: 0800305049 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/03/2008 10:11 AM Pg: 1 of 2

THIS INDENTURE, made this 31 day of December, 2007, between WEST 55TH, 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, party of the first part, and, Jesus Zavala of 5022 S. Kedvale, Chicago, IL 60632, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN AND NO/100 Dollars and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, (STRIKE INAPPLICABLE LANGUAGE) ~~as Tenants in Common, Joint Tenants, with Right of Survivorship, Husband and Wife, not as Tenants in Common and not as Joint Tenants, but as Tenants by the Entirety~~ and to grantee's heirs and assigns, FOREVER, all the following described land, situated in the County of Cook and State of Illinois known and described as follows, to wit:

UNIT NUMBER 6 IN BUILDING 4400 IN WEST 55TH STREET CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 16, 17, 18, 19, 20, 21, 22, AND 23 IN BLOCK 8 IN ARCHER HIGHLANDS ADDITION, BEING H. H. WESSEL AND COMPANY'S SUBDIVISION OF THE WEST HALF OF THE WEST HALF OF THE NORTH EAST QUARTER OF SECTION 10, ALSO THE EAST QUARTER (EXCEPT RAILROAD RIGHT OF WAYS) OF EAST HALF OF THE SOUTH WEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 16, 2007 AS DOCUMENT NUMBER 0710615064; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Permanent Real Estate Index Number(s): 19-10-326-052-0000, 19-10-326-053-0000, 19-10-326-054-0000, 19-10-326-055-0000

Address of Real Estate: 4400 West 55th Street, Unit #6, Chicago, Illinois 60632

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, 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, 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, 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 incumbered 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, **WILL WARRANT AND FOREVER DEFEND.**

This deed is subject to: (a) General taxes, not yet due or payable; (b) Public utility Easements; (c) Easements for ingress and egress; (d) Easements, covenants, and restrictions and building lines of record, and as set forth in the Declaration; (e) Applicable zoning and building laws and ordinances, and other land use ordinances of record; (f) All rights, easements, restrictions, conditions and reservations contained in said Declaration as reservation by Seller to itself and its successors and assigns of the rights and easements set forth in said Declaration; (g) Provisions of the Condominium Property Act of Illinois ("Act"); existing leases and tenancies, if any; and (h) Acts of Purchaser.

BOX 334 CT

