



Doc#: 0800442130 Fee: \$26.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/04/2008 01:25 PM Pg: 1 of 2

This Instrument Prepared By:  
Joseph von Meier, Esq.  
Burke, Warren, MacKay  
& Serritella, P.C.  
330 N. Wabash, 22nd Floor  
Chicago, Illinois 60611-3607

Gregory A. Braun  
McCormick Braun Friman LLC  
217 North Jefferson St. 1<sup>st</sup> Floor  
Chicago, Illinois 60661

CTEC D1  
8369674  
Kouras/mctm 1/2

Property of Cook County Clerk's Office

**WARRANTY DEED**

THE GRANTOR, **1759 WEST SURF LLC**, an Illinois limited liability company with an address of 2555 N. Southport, Chicago, IL 60614 for and in consideration of TEN and NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to GRANTEE, **PRITI CHOWDHURY**, an unmarried person, whose address is 3237 N. Hoyne Ave., #2, Chicago, Illinois 60618, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 10 IN COLUMBIA PLACE SUBDIVISION, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:  
EASEMENT FOR THE BENEFIT OF PARCEL 1 ABOVE FOR INGRESS AND EGRESS PURSUANT TO DECLARATION RECORDED MARCH 31, 2003 AS DOCUMENT 0030435492 BY PAULINA VENTURE I, LLC.

**Subject to:** (i) covenants, conditions and restrictions of record; (ii) public and utility easements, if any; (iii) existing leases and tenancies; (iv) special governmental taxes or assessments for improvements not yet completed; (v) unconfirmed special government taxes or assessments; (vi) general real estate taxes for the year 2007 and subsequent years.

Permanent Real Estate Index Number: 14-30-223-268-0000  
Address of Real Estate: 1759 West Surf, Chicago, Illinois 60657

DATED this 27<sup>th</sup> day of December, 2007.

[Signature page follows)

**Box 400-CTCC**

# UNOFFICIAL COPY

CITY TAX



JAN.-3.08

# 0000006154

<b>REAL ESTATE TRANSFER TAX</b>
11025.00
<b>FP 103023</b>

GRANTOR:

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

1759 WEST SURF LLC,  
an Illinois limited liability company

By: Goldberg Development LLC,  
an Illinois limited liability company, its manager

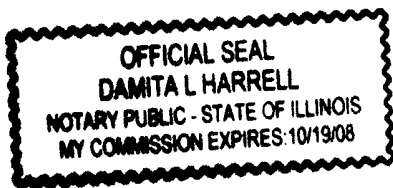
By:   
Name: Brian Goldberg  
Its: Sole Member

Property of Cook County Clerk's Office

STATE OF ILLINOIS )  
                                  ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary in and for said state and county, DO HEREBY CERTIFY that Brian Goldberg, Sole Member of Goldberg Development LLC , the manager of 1759 WEST SURF LLC, an Illinois limited liability company, and 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 the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 27<sup>th</sup> day of December 2007.



Notary Public

STATE OF ILLINOIS  
STATE TAX  
  
JAN.-3.08  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

<b>REAL ESTATE TRANSFER TAX</b>
01470.00
<b>FP 103024</b>

# 0000008970

Send Tax Bills To:  
Priti Chowdhury  
1759 W. Surf  
Chicago, Illinois 60618

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
COUNTY TAX  
  
JAN.-3.08  
REVENUE STAMP

<b>REAL ESTATE TRANSFER TAX</b>
00735.00
<b>FP 103022</b>

# 0000007030