

2076395/1110  
**UNOFFICIAL COPY**  
WARRANTY DEED  
(LLC to Individual - Illinois)



Doc#: 0802441014 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/24/2008 09:38 AM Pg: 1 of 3

THIS AGREEMENT, made this 18 day of January, 2008 between N 5653-59 N. MAGNOLIA, 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

Kristin M. Chaudoir,  
a(n) unmarried woman  
1514 N. ELK GROVE, CHGO IL

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 5653-1E in the MAGNOLIA COURT CONDOMINIUMS as delineated on a survey of the following described real estate:

LOTS 37, 38, AND 39 IN BLOCK 9 IN CAIRNDUFF'S ADDITION TO EDGEWATER IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0717315002, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

ADDRESS: 5653-5659 N. MAGNOLIA AVENUE, UNIT 5653-1E, CHICAGO, ILLINOIS 60660

P.I.N.s: 14-05-328-004-0000 / 14-05-328-005-0000 (underlying)

"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."

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

Please Return To:  
Michael Brennock, Atty.  
39 S. La Salle St. #1025  
Chicago, IL 60603

01/22/2008 11:18 Batch 00785 72  
\$1,380.00  
Real Estate Transfer Stamp  
City of Chicago Dept. of Revenue  
541840



# UNOFFICIAL COPY

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX	00092.00	FP 103042
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# 0000037282

**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX

JAN. 22. 08



COUNTY TAX

REVENUE STAMP

REAL ESTATE TRANSFER TAX	00184.00	FP 103037
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# 0000025013

STATE OF ILLINOIS

JAN. 22. 08



STATE TAX

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# UNOFFICIAL COPY

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): 14-05-328-004-0000 / 14-05-328-005-0000 (underlying)

Address of Real Estate: 5653-5655 N. MAGNOLIA AVENUE, UNIT 5653-1E, CHICAGO, ILLINOIS 60660

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.

N 5653-59 N. MAGNOLIA, LLC;  
an Illinois Limited Liability Company

BY: [Signature]  
Manager

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

MAIL TO:  
Michael Brennock, Attorney at Law  
39 S. LaSalle St – Suite 1025  
Chicago, Illinois 60603  
OR

SEND SUBSEQUENT BILLS TO:  
Kristin M. Chaudoi  
5653-59 N. Magnolia Ave. Unit 5653-1E  
Chicago, Illinois 60625-2371  
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 N 5653-59 N. MAGNOLIA, 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 18 day of January, 2008.

Notary Public [Signature]

My Commission Expires: 8-18-08

