

UNOFFICIAL COPY



WARRANTY DEED

(LLC to Individual - Illinois)

2076291 MIC [Signature]

Doc#: 0803541034 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/04/2008 10:44 AM Pg: 1 of 3

THIS AGREEMENT, made this 31 day of January, 2008 between 3111 N. CALIFORNIA AVE., L.L.C., 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

Evan S. Gordon,
a(n) unmarried man

of 1035 W. Huron Unit 601, Chicago, Illinois, 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 Board of Directors of said corporation, 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:

PARCEL 1:

Unit 3 in the 3111 NORTH CALIFORNIA CONDOMINIUMS as delineated on a survey of the following described real estate:

LOT 8 IN SOPHIE BAUERMEISTER'S SUBDIVISION OF LOT 2 IN RICHOW AND BAUERMEISTER'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0802903000, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACES P-1 AND P-4, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY AFORESAID RECORDED AS DOCUMENT NUMBER 0802903000.

P.I.N.: 13-25-204-006-0000 (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."

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City of Chicago
 Dept. of Revenue
 542922
 02/01/2008 11:09 Batch 00791 26



Real Estate
 Transfer Stamp
 \$3,240.00

COOK COUNTY
 REAL ESTATE TRANSACTION TAX



FEB. - 1.08

REVENUE STAMP

REAL ESTATE TRANSFER TAX	00216.00
# 000037597	FP 103042

000025431

STATE OF ILLINOIS



FEB. - 1.08

REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX	00432.00
# 000025431	FP 103037

Property of Cook County Clerk's Office

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

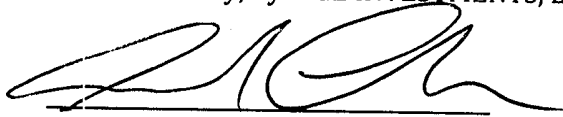
Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first 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 2007 and subsequent years.

Permanent Real Estate Number(s): 13-25-204-006-0000 (underlying)
Address of Real Estate: 3111 N. CALIFORNIA AVE. AVE., UNIT 3, CHICAGO, ILLINOIS 60618.

IN WITNESS WHEREOF, the undersigned has caused this Warranty Deed to be executed as of the year and date first above written.

3111 N. CALIFORNIA AVE., L.L.C.; an Illinois Limited Liability Company; as aforesaid, and not individually; by: AGE INVESTMENTS, L.L.C.; its manager as aforesaid, and not individually.


Armand Candea, manager
AGE INVESTMENTS, L.L.C.

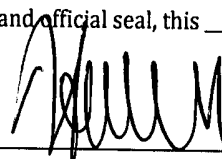

Erlend R. Candea, manager
AGE INVESTMENTS, L.L.C.

Instrument prepared by: Rosenthal Law Group, LLC, 3700 W. Devon Ave., Ste E, Lincolnwood, IL 60712
MAIL TO:
JOSEPH M. KOSTECK, ATTORNEY AT LAW
10201 WEST LINCOLN HWY
FRANKFORT, IL 60423-1279
OR RECORDER'S OFFICE BOX NO. _____
SEND SUBSEQUENT BILLS TO:
EVAN S. GORDON
3111 N. CALIFORNIA AVE AVE., UNIT 3
CHICAGO, ILLINOIS 60618

STATE OF ILLINOIS)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Armand Candea and Erlend R. Candea, managers of AGE INVESTMENTS, L.L.C., manager of 3111 N. CALIFORNIA AVE., L.L.C., personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Managers, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said Company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 31 day of January, 2008.

Notary Public 

My Commission Expires: 8-18-08

