

UNOFFICIAL COPY

**Warranty Deed
Statutory (ILLINOIS)
(Company to Individual)**



Doc#: 0803840031 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 02/07/2008 10:08 AM Pg: 1 of 4

Above Space for Recorder's Use Only

THE GRANTOR, TRAFALGAR SQUARE CONDOMINIUM, 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, for and in consideration of the sum of **TEN AND NO/100 (\$10.00) DOLLARS** and other good and valuable considerations in hand paid, and pursuant to authority given by the Board of Members of said company, **CONVEYS** and **WARRANTS** to:

ERIK SHAPIRO
5105 Carriage Way 213
Rolling Meadows, IL 60008



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

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

Permanent Index Number: **10-20-121-038-0000 and 10-20-121-039-0000**
(Affects Underlying Land)

Address of Real Estate: **8300 Concord Drive, Unit 611, Morton Grove, Illinois 60053**

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Manager, this 25th day of January, 2008.

TRAFALGAR SQUARE CONDOMINIUM, LLC,
an Illinois limited liability company

VILLAGE OF MORTON GROVE REAL ESTATE TRANSFER STAMP

NO. 03087 AMOUNT \$ 1,158.00 DATE 1/28/08
ADDRESS 8300 Concord # 611
(VOID IF DIFFERENT FROM DEED)
BY J Sauer

by: **TSCM, INC.**
an Illinois Corporation
its: **Manager**
by: [Signature]
GUIDO C. NERI
its: **President**


Yhc

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Property of Cook County Clerk's Office

STATE TAX

STATE OF ILLINOIS



FEB.-5.08


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000035621

REAL ESTATE TRANSFER TAX
00386.00
FP 103021

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



FEB.-5.08

REVENUE STAMP

0000035621

REAL ESTATE TRANSFER TAX
00193.00
FP 103025

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EXHIBIT "A"

Legal Description

PARCEL 1: UNIT NUMBER 611 IN TRAFALGAR SQUARE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE SOUTH 390.55 FEET OF LOT 25 LYING IN TRAFALGAR SQUARE, BEING A RESUBDIVISION OF PARTS OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 25, 2005 AS DOCUMENT NUMBER 0520644060, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS APPENDIX "B" TO DECLARATION OF CONDOMINIUM RECORDED MARCH 29, 2007 AS DOCUMENT NUMBER 0708815101, AS AMENDED BY SUPPLEMENT NO. 1 TO DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED APRIL 12, 2007 AS DOCUMENT NUMBER 0710209097 AND RE-RECORDED JUNE 1, 2007 AS DOCUMENT NUMBER 0715215127, SUPPLEMENT NO. 2 TO DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED JUNE 5, 2007 AS DOCUMENT NUMBER 0715622009, SUPPLEMENT NO. 3 TO DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED JULY 10, 2007 AS DOCUMENT NUMBER 0719115121 AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENTS KNOWN AS PARKING SPACES P-74 & P-78 AND STORAGE SPACES S-74 & S-78 AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

PARCEL 3: NON-EXCLUSIVE PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 1 CONTAINED IN THE DECLARATION OF EASEMENTS FOR TRAFALGAR SQUARE OF MORTON GROVE RECORDED JUNE 30, 2005 AS DOCUMENT 0518102246 FOR ACCESS, INGRESS AND EGRESS OVER AND ACROSS THE "AUSTIN AVENUE EASEMENT AREA" AS DESCRIBED THEREIN.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, IT 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 AFORESAID, 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.

SUBJECT TO (1) REAL ESTATE TAXES NOT YET DUE AND PAYABLE; (2) PRIVATE, PUBLIC, AND UTILITY EASEMENTS; (3) APPLICABLE ZONING AND BUILDING LAWS OR ORDINANCES; (4) ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND RESERVATIONS CONTAINED IN THE DECLARATION AS AMENDED FROM TIME TO TIME AND A RESERVATION BY THE DEVELOPER TO ITSELF AND ITS SUCCESSORS AND ASSIGNS, FOR THE BENEFIT OF ALL UNIT OWNERS AT THE CONDOMINIUM, OF THE RIGHTS AND EASEMENTS SET FORTH IN THE DECLARATION; (5) PROVISIONS OF THE ILLINOIS CONDOMINIUM PROPERTY ACT; (6) SUCH OTHER MATTERS AS TO WHICH THE TITLE INSURER (AS HEREINAFTER DEFINED) COMMITS TO INSURE PURCHASER AGAINST LOSS OR DAMAGE; (7) ACTS OF PURCHASER, (8) ENCROACHMENTS, IF ANY, AND (9) COVENANTS, CONDITIONS, RESTRICTIONS, PERMITS, EASEMENTS AND AGREEMENTS OF RECORD.

P.I.N.: 10-20-121-038-0000 and 10-20-121-039-0000 (Affects underlying land)

c/k/a: Unit 611, 8300 Concord Drive, Morton Grove, Illinois 60053