



Doc#: 0804441139 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 02/13/2008 04:00 PM Pg: 1 of 3

⑧ 1076461/mw/mr/1003  
WARRANTY DEED  
ILLINOIS STATUTORY

M.G.R. TITLE

MAIL TO:  
Ivan Puljic  
HUFF & GAINES LTD.  
10 S. LaSalle Street, Suite 3500  
Chicago, Illinois 60603

NAME/ADDRESS OF TAXPAYER:  
Glorily Velez & Jeremy D. Stuart  
2150 W. North Avenue  
Unit 10  
Chicago, Illinois 60647

RECORDER'S STAMP

The Grantor, ASSOCIATION HOUSE DEVELOPERS LLC, a limited liability company organized 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 the consideration of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Managers of said company, CONVEYS and WARRANTS unto GLORILY VELEZ & JEREMY D. STUART\*, not as Tenants in Common but as JOINT TENANTS, of Chicago, Illinois, the following described property situated in the County of Cook in the State of Illinois, to wit: See Legal Description and subject to provisions attached hereto and made a part hereof.

\* Both Unmarried

Permanent Index Number: 14-31-331-015-0000 (undivided)

Commonly Known As: Unit 10, 2150 W. North Avenue, Chicago, IL 60647

In Witness Whereof, the said Grantor has caused its name to be signed to these presents by its Manager this 8th day of February, 2008.

ASSOCIATION HOUSE DEVELOPERS LLC,  
an Illinois limited liability company

By: MJK Developers, Inc., an Illinois corporation  
Its: Manager

By: X   
Krzysztof Karbowski, Its President

City of Chicago  
Dept. of Revenue  
543622  
02/11/2008 10:06 Batch 00798 31  
Real Estate  
Transfer Stamp  
\$3,112.50



# UNOFFICIAL COPY

State of Illinois     )  
                                   ) SS  
 County of Cook     )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that KRYSZTOF KARBOWSKI, personally known to me to be the President of MJK Developers, Inc., the Manager of ASSOCIATION HOUSE DEVELOPERS LLC, 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 as such President he signed and delivered the said instrument, pursuant to authority, given by the Board of Directors of said corporation and the Board of Managers of said company, as his free and voluntary act, and as the free and voluntary act and deed of said corporation and said company, for the uses and purposes therein set forth.

Given under my hand and official seal this 8th day of February, 2008.

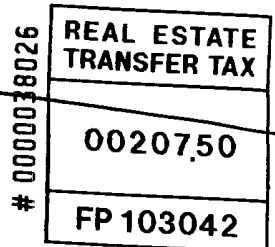
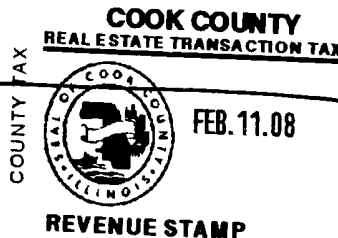
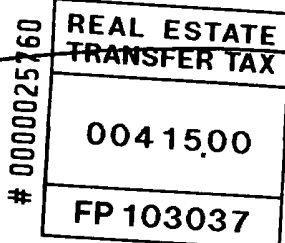
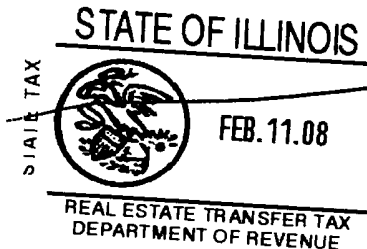
  
 \_\_\_\_\_  
 Notary Public



My commission expires: 11/06/11

This instrument prepared by:

John E. Lovestrand  
 PALMISANO & LOVETRAN  
 19 South LaSalle Street, Suite 900  
 Chicago, Illinois 60603



# UNOFFICIAL COPY

## EXHIBIT "A"

### Parcel 1:

Unit 10 in the 2150 W. NORTH CONDOMINIUMS as delineated on a survey of the following described property:

Lots 84 through 87 in Johnston's Addition to Chicago, being a Subdivision of parts of Lots 3, 5 and 6 in Assessor's Division of Unsubdivided Lands in Section 31, 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 No. 0728215078, together with an undivided percentage interest in the Common Elements.

### Parcel 2:

The exclusive right to use limited common element **Parking Space P-8**, a limited common element, as delineated on the survey attached to the Declaration of aforesaid recorded as Document No. 0728215078.

Permanent Index Number: 14-31-331-015-0000 [undivided; affects other land]

Common Address: Unit 10, 2150 W. North Avenue, Chicago, Illinois

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.

THERE WAS NO TENANT OF THIS UNIT, AS THIS IS A NEW CONSTRUCTION CONDOMINIUM, AND THEREFORE THERE WAS NO RIGHT OF FIRST REFUSAL.

SUBJECT TO: (1) General taxes which are not yet due or payable; (2) the Illinois Condominium Property Act; (3) Declaration of Condominium Ownership for 2150 W. North Condominiums including all amendments and exhibits thereto; (4) applicable zoning and building laws and ordinances; (5) acts done or suffered by Grantee or anyone claiming through Grantee; (6) such covenants, conditions and restrictions of record, if any.