

UNOFFICIAL COPY

Warranty Deed



(LLC to Individual)

Doc#: 0804411085 Fee: \$50.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/13/2008 11:44 AM Pg: 1 of 3

ILLINOIS

TICOR TITLE 636035

Above Space for Recorder's Use Only

3
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THE GRANTOR(s) **3522 JACKSON, LLC**, an Illinois Limited Liability Company in good standing, with it's principal office at 143 Raven Lane, Bloomingdale, IL for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by the Sole Member of said Limited Liability Company, by these presents CONVEY(s) and WARRANT(s) to **OLUFEMI ABDULAI**, an unmarried man, of 8244 N. Keeler, Skokie, County of Cook, State of Illinois, IN FEE SIMPLE FOREVER, all the following described land, situated in the County of Cook, State of Illinois and known as and described as follows, to wit: *(See Attached for Legal Description)*.

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, RECORDED 01/29/08 AS DOCUMENT NUMBER 0802903063, 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 THE RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THROUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

SUBJECT TO: General taxes not yet due and payable at time of closing, and for 2007 and 2008 and subsequent years; Covenants, conditions, restrictions and exceptions of record, any of the following if and as they exist: Illinois, Cook County, City of Chicago Condominium Act, (s) Municipal and zoning ordinances, Condo Declaration and Plat, and Association Articles, Bylaws and Rules, and Amendments to any of the above; Acts done or suffered by Grantee or anyone claiming by, through or under Grantee, any other items of record.

Permanent Real Estate Index Number(s): **16-14-208-018-0000** (affects entire parcel tax division has not occurred)

Address (es) of Real Estate: **3522 W Jackson Blvd., Unit 1, Chicago, IL 60624**

The date of this deed of conveyance is **February 13, 2008**
3522 JACKSON, LLC, an Illinois limited liability company,

(SEAL) by: Nick Koutsoukos, it's sole member

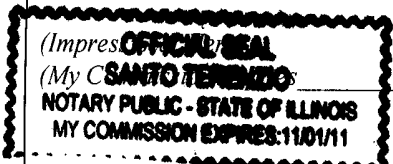
(SEAL)

(SEAL)

(SEAL)

BOX 15

State of Illinois, County of Dupage ss. I, **Santo P. Terenzio**, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Nick Koutsoukos, the sole member of 3522 JACKSON, LLC**, personally known to me to be the same person(s) whose name(s) is (are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she (they) signed, sealed and delivered the said instrument as his/her (their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



Given under my hand and official seal

Santo P. Terenzio
Notary Public


LEGAL DESCRIPTION

UNOFFICIAL COPY

For the premises commonly known: 3522 W. Jackson Blvd., Unit 1, Chicago, IL 60624

CITY OF CHICAGO

CITY TAX



FEB.-8.08


REAL ESTATE TRANSACT. OF TAX
DEPARTMENT OF REVENUE

0000006643

REAL ESTATE TRANSFER TAX
02475.00
FP 102803

STATE OF ILLINOIS

STATE TAX



FEB.-8.08

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000841717

REAL ESTATE TRANSFER TAX
00330.00
FP 102809


This instrument was prepared by:
SANTO TEREZIO
 19 DON CARLOS DRIVE
 HANOVER PARK, IL 60133

Send subsequent tax bills to:
OLUFEMI ABDULAI
C/O Alex Ochoa
100 WEST MONROE
SUITE 711
CHICAGO, IL 60603

Recorder-mail recorded document to:
ALEX OCHOA
100 WEST MONROE
SUITE 711
CHICAGO, IL 60603

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX



FEB.-8.08

REVENUE STAMP

0000041563

REAL ESTATE TRANSFER TAX
00165.00
FP 326707

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TICOR TITLE INSURANCE COMPANY

ORDER NUMBER: 2000 000636035 CH
STREET ADDRESS: 3522 W. JACKSON BLVD UNIT 1
CITY: CHICAGO **COUNTY:** COOK COUNTY
TAX NUMBER: 16-14-208-018-0000

LEGAL DESCRIPTION:

UNIT NUMBER 1 IN THE 3522 W. JACKSON CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 30 AND THE EAST HALF OF LOT 29 IN BLOCK 6 IN CENTRAL PARK ADDITION TO CHICAGO, A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHEAST QUARTER LYING NORTH OF BARRY POINT ROAD OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0802903063; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.