

UNOFFICIAL COPY

Doc#: 0806644028 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/06/2008 02:27 PM Pg: 1 of 4

WARRANTY DEED
ILLINOIS STATUTORY
Corporation to Individual

THE GRANTOR, Excel Property Investments, L.L.C., ^{AN ILLINOIS LIMITED LIABILITY COMPANY} a corporation 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 Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, and pursuant to authority given by the ~~Board of Directors~~ ^{COMRANX COMPANY} of said corporation, CONVEY(S) and WARRANT(S) to Cheryl L. Taglia of 440 N. Wabash Street, Unit 407, Chicago, IL 60611 of the County of Cook, the following described Real Estate situated in the County of Cook in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: General taxes for the year 2007 and subsequent years

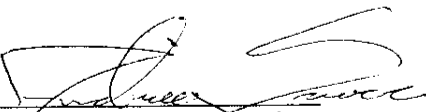
LASALLE TITLE
FILE # LT4122

Permanent Real Estate Index Number(s): 17-10-127-019-1455, 17-10-127-019-1502
Address(es) of Real Estate: 440 N. Wabash ~~NE~~ Unit 407, Chicago, IL 60611 *AND P-314*

JyY

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its, and attested by its this 8TH day of FEBRUARY, 2008.

Excel Property Investments, L.L.C.

By: 
Andrzej Szorc, *MANAGER*

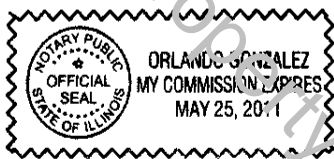
LLC
[Signature]

UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK SS.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Andrzej Szorc personally known to me to be the ~~President of the~~ ^{President} Excel Property Investments, L.L.C. and the same person(s) whose name(s) ~~are~~ ^{are} subscribed to the forgoing instrument, appeared before me this day in person and ~~separately~~ ^{separately} acknowledged that ~~as such~~ ^{as such} ~~Geraldo Roman~~ and ~~they~~ signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their ~~free~~ ^{free} and voluntary act, and as the free and voluntary act and deed of said ~~corporation~~ ^{COMPANY}, for the uses and purposes therein set forth.

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



Orlando Gonzalez (Notary Public)

Prepared by:

Scott L. Hillstrom
Hillstrom & Hillstrom
11212 S. Western Avenue
Chicago, Illinois 60643
(773) 239-5440
(773) 239-9384 (fax)

EXEMPT UNDER PROVISIONS OF

PARAGRAPH E SECTION 31-45

PROPERTY TAX CODE

2/28/08
DATE BUYER, SELLER OR REPRESENTATIVE

Mail To:

MAIL TO AND
Name and Address of Taxpayer:
Cheryl L. Taglia
440 N. Wabash Street, Unit 407
Chicago, IL 60611

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EXHIBIT "A"

**PARCEL 1: UNITS 407, P-514 IN THE "PLAZA 440 PRIVATE RESIDENCES", AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:
PART OF BLOCK 12 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10,
TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN Cook COUNTY, ILLINOIS;
WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF
CONDOMINIUM RECORDED AS DOCUMENT 0501339142, TOGETHER WITH ITS
UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.**

**PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF N/A, A LIMITED COMMON
ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE
DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0501339142.**

**PARCEL 3: EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS,
EGRESS, USE AND ENJOYMENT AS SET FORTH IN AND CREATED BY
RECIPROCAL EASEMENT AGREEMENT RECORDED AS DOCUMENT NUMBER
89572741 AS AMENDED BY DOCUMENT 93070550, AND SUB-DECLARATION
PERTAINING TO THE RESIDENTIAL RETAIL & GARAGE PORTIONS OF THE
PROPERTY.**

FOR INFORMATIONAL PURPOSES ONLY

Permanent Index No: 17-10-127-019-1455 & 17-10-127-019-1502 VOL. 501

Commonly Known As: 440 North Wabash Avenue, Unit# 407 & P-514, Chicago, IL 60611

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

THE GRANTOR OR HIS AGENT AFFIRMS THAT, TO THE BEST OF HIS KNOWLEDGE, THE NAME OF THE GRANTEE SHOWN ON THE DEED OR ASSIGNMENT OF BENEFICIAL INTEREST IN A LAND TRUST IS EITHER A NATURAL PERSON, AN ILLINOIS CORPORATION OR FOREIGN CORPORATION AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE IN ILLINOIS, OR OTHER ENTITY RECONGNIZED AS A PERSON AND AUTHORIZED TO DO BUSINESS OR ACQUIRE TITLE TO REAL ESTATE UNDER THE LAWS OF THE STATE OF ILLINOIS.

Dated: 2/28, 2008

Signature: [Signature]
Grantor or Agent

Subscribed and Sworn to before me
by the said _____
this 28 day of FEBRUARY, 2008.
Notary Public: [Signature]

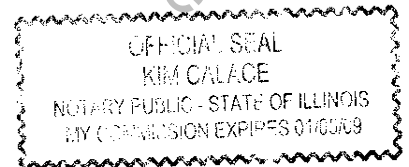


THE GRANTEE OR HIS AGENT AFFIRMS AND VERIFIES THAT THE NAME OF THE GRANTEE SHOWN ON THE DEED OR ASSIGNMENT OF BENEFICIAL INTEREST IN A LAND TRUST IS EITHER A NATURAL PERSON, AN ILLINOIS CORPORATION OR FOREIGN CORPORATION AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE IN ILLINOIS, A PARTNERSHIP AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE IN ILLINOIS, OT OTHER ENTITY RECOGNIZED AS A PERSON AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL UNDER THE LAWS OF THE STATE OF ILLINOIS.

Dated: 2/28, 2008

Signature: [Signature]
Grantee or Agent

Subscribed and Sworn to before me
by the said _____
this 28 day of FEBRUARY, 2008.
Notary Public: [Signature]



NOTE: ANY PERSON WHO KNOWLINGLY SUBMITS A FALSE STATEMENT CONCERNING THE IDENTITY OF A GRANTEE SHALL BE GUILTY OF A CLASS C MISDEMEANOR FOR THE FIRST OFFENSE AND OF A CLASS A MISDEMEANOR FOR SUBSEQUENT OFFENSES.

(ATTACH TO DEED OR ABI TO BE RECORDED IN COOK COUNTY, ILLINOIS, IF EXEMPT UNDER THE PROVISIONS OF SECTION 4 OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT.)