

UNOFFICIAL COPY

WARRANTY DEED



Doc#: 0807705015 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 03/17/2008 09:29 AM Pg: 1 of 3

THE GRANTOR, 6036-38 N. CLAREMONT, LLC, series of DISCOVERY ACQUISITIONS, LLC, an Illinois company, by Marius O. Bolchis, its Manager, for and in consideration of the sum of TEN DOLLARS in hand paid,

CONVEYS and WARRANTS to BELA

KAJCSARACZ, married of 4623 N. Kasson, Chicago, IL, not as joint tenants or tenants in common, but as TENANTS BY THE ENTIRETY, the following described real estate situated in the County of Cook, State of Illinois, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

DATED this 26th day of February, 2008.

P.N.T.N.

6036-38 N. CLAREMONT, LLC, series of DISCOVERY ACQUISITIONS, LLC, by Marius O. Bolchis
Its: Manager

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in the State aforesaid, DO HEREBY CERTIFY that 6036-38 N. CLAREMONT, LLC, series of DISCOVERY ACQUISITIONS, LLC, an Illinois company, by Marius O. Bolchis, its Manager 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 he or she signed, sealed and delivered the said instrument as his or her 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 this 26th day of February, 2008.





Notary Public

34C

Impress Seal Below:


This instrument prepared by: Stuart Spiegel, Spiegel & DeMars, 100 W. Monroe Street, Suite 910, Chicago, IL 60603

Send subsequent tax bills to: BELA KAJCSARACZ, 6036-38 N. Claremont, Unit 1N, Chicago, IL 60659


 MAIL TO: BELA KAJCSARACZr, 6036-38 N. Claremont, Unit 1N, Chicago, IL 60659

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Property of Cook County Clerk's Office

COOK COUNTY
REAL ESTATE TRANSACTION TAX
 COUNTY TAX

 MAR. 10.08
REVENUE STAMP

0000035880
REAL ESTATE TRANSFER TAX
 00132.50
 FP 103025

CITY OF CHICAGO
 CITY TAX

 MAR. 10.08
REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE

0000015939
REAL ESTATE TRANSFER TAX
 01987.50
 FP 103026

STATE OF ILLINOIS
 STATE TAX

 MAR. 10.08
REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

0000035880
REAL ESTATE TRANSFER TAX
 00265.00
 FP 103021

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EXHIBIT A

PARCEL 1: UNIT 1N IN 6036-38 N. CLAREMONT CONDOMINIUM AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 24 AND 25 IN READ AND REYNOLD'S NORTH WESTERN AVENUE SUBDIVISION OF THE SOUTH 1/2 OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 40 NORTH, RANGE 14, 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 0712715140; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

PARCEL 2 : EXCLUSIVE USE FOR STORAGE PURPOSES FOR THE BENEFIT OF PARCEL 1 OVER S-4 AS SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID.

PIN NO.: 14-06-114-023-0000

COMMONLY KNOWN AS: Unit 1N in 6036-38 N. Claremont, Chicago, IL 60659

THE CONVEYANCE DESCRIBED IN THE DEED TO WHICH THIS EXHIBIT A IS ATTACHED IS SUBJECT TO THE FOLLOWING:

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, 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.

THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL AS THE UNIT WAS VACANT DURING THE CONVERSION PROCESS.