

2075757
MERCURY TITLE COMPANY, L.L.C.

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(D)

WARRANTY DEED
(LLC to Individual - Illinois)

Doc#: 0808741152 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/27/2008 03:10 PM Pg: 1 of 3

THIS AGREEMENT, made this 14 day of March, 2008 between 2545-55 WEST FITCH, 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, party of the first part, and

Bela Kajcsaracz
a(n) unmarried man

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

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Manager(s) of said company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

M.G.R. TITLE

Unit 2555-108 IN THE 2545 FITCH CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1:

LOTS 15, 16, AND 17 IN WITTBOLD TRUSTEE'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 8, 1923, AS DOCUMENT 8135277, IN COOK COUNTY, ILLINOIS.

ALL OF LOT 6 AND THE WEST 11 FEET OF LOT 5 IN GUSTAF YOUNGBERG'S SUBDIVISION OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SIX ACRES WEST OF AND ADJOINING THE EAST 29 ACRES OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0728503008, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE ~~PARKING SPACE~~ AND STORAGE SPACE S-12 LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0728503008.

P.I.N.s: 10-36-206-035-0000; 10-36-206-036-0000 (underlying)

"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."

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City of Chicago
 Dept. of Revenue
 547480
 03/27/2008 09:31 Batch 00728 37

Real Estate
 Transfer Stamp
 \$967.50



COOK COUNTY
 REAL ESTATE TRANSACTION TAX



COUNTY TAX

MAR. 27. 08

REVENUE STAMP

REAL ESTATE TRANSFER TAX	00064.50
#	FP 103042

STATE OF ILLINOIS



STATE TAX

MAR. 27. 08

REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX	00129.00
#	FP 103037

Property of Cook County Clerk's

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"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 THIS UNIT HAS WAIVED THEIR RIGHT OF FIRST REFUSAL.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: Covenants, conditions, restriction of record, and public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2006 and subsequent years.

Permanent Real Estate Number(s): 10-36-206-035-0000; 10-36-206-036-0000 (underlying)

Address of Real Estate: 2545-55 West Fitch Ave., Unit 2555-108, Chicago, Illinois 60645

IN WITNESS WHEREOF, said party of the first part has caused its signature to be hereto affixed, and has caused its name to be signed to these presents by and through its Manager, the day and year first above written.

2545-55 WEST FITCH, LLC;
an Illinois Limited Liability Company

BY: [Signature]
Manager

Instrument prepared by: Rosenthal Law Group, LLC, 3700 W Devon, Ste E, Lincolnwood, IL 60712.

MAIL TO:
Bela Kajcsaracz
2545-55 West Fitch Ave., Unit 2555-108
Chicago, Illinois 60645

SEND SUBSEQUENT BILLS TO:
Bela Kajcsaracz
2545-55 West Fitch Ave., Unit 2555-108
Chicago, Illinois 60645

OR RECORDER'S OFFICE BOX NO. _____

STATE OF ILLINOIS | ss.
COUNTY OF COOK |

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Stefan Szafian, Manager of 2545-55 WEST FITCH, LLC; an Illinois Limited Liability Company, is 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 signed, sealed and delivered said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 26 day of March, 2008.

Notary Public [Signature]

My Commission Expires: 8-18-08

