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Chicago Title Insurance Company

WARRANTY DEED
ILLINOIS STATUTORY
(Corporation to Individual)



Doc#: 0812905137 Fee: \$40.00
Eugene "Gene" Moore RHP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/08/2008 02:25 PM Pg: 1 of 3

Property of Cook County Clerk's Office

THE GRANTOR, Lingus Development, Inc, 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 & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, **CONVEY(S)** and **WARRANT(S)** to Tomas Velez, Jr.

(GRANTEE'S ADDRESS) 3635 West Grace St., Chicago, Illinois 60618

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

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

SUBJECT TO: (i) general real estate taxes not yet due; (ii) covenants, conditions, and restrictions of record, including the Declaration of Covenants, Conditions, Restrictions and By-Laws for the Condominium Association, as amended from time to time; (iii) any utility easements of record; (iv) zoning and building laws and ordinances; (v) party walls, if any; (vi) roads and highways, if any; (vii) acts done or suffered by Purchaser, and (viii) Seller's right to enter the Condominium to complete construction

Permanent Real Estate Index Number(s): 13-30-203-026-0000
Address(es) of Real Estate: 6605 West Belmont, #3, Chicago, Illinois 60634

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 President, this 2nd day of May, 2008.

Lingus Development, Inc

By Seamus Flanagan
Seamus Flanagan
President

[Handwritten signature]

13

[Handwritten initials]

[Handwritten signature]

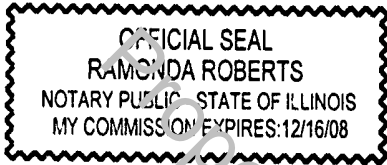
CR5502969

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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 Seamus Flanagan, personally known to me to be the President of the Lingus Development, Inc, personally known to me to be the same person(s) whose name(s) is subscribed to the forgoing instrument, appeared before me this day in person acknowledged that as such Seamus Flanagan, President he 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 and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 2ND day of May, 2008



Ramonda Roberts (Notary Public)

Prepared By: Daniel G. Lauer
1424 W. Division Street
Chicago, Illinois 60622

Mail To:
Marc Tobias, Esq.
Law Offices of Lipsky & Tobias
355 West Dundee Road
Suite 200
Buffalo Grove, Illinois 60089

Name & Address of Taxpayer:
Tomas Velez, Jr.
6605 West Belmont, #3
Chicago, Illinois 60634

STATE OF ILLINOIS

STATE TAX



MAY -6.08

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000001191

REAL ESTATE
TRANSFER TAX

0022500

FP 102808

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX



MAY -6.08

REVENUE STAMP

0000103582

REAL ESTATE
TRANSFER TAX

0011250

FP 102802

CITY OF CHICAGO

CITY TAX



MAY -6.08

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000002260

REAL ESTATE
TRANSFER TAX

0236250

FP 102805

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EXHIBIT 'A'

Legal Description

PARCEL 1:

UNIT NUMBER 3 IN THE 6605 WEST BELMONT CONDOMINIUMS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE EAST 25.16 FEET OF THE WEST 201.28 FEET OF THAT PART TAKEN AS A TRACT, DESCRIBED AS FOLLOWS: LOTS 1 AND 2 IN FIRST ADDITION TO MONTCLARE GARDENS, A SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 (EXCEPT THAT PART TAKEN FOR RAILROAD) IN SECTION 30, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0812322032; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE (EXCLUSIVE) RIGHT TO THE USE PARKING SPACE (P-3), A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0812322032.

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.

County Clerk's Office