

WARRANTY DEED
(LLC to Individual)

UNOFFICIAL COPY



Doc#: 0815856045 Fee: \$40.50
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 06/06/2008 01:51 PM Pg: 1 of 2

THE GRANTOR: 1626 W. ESTES AVENUE, 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, for and in consideration of \$10.00 Dollars and 00/100s DOLLARS in hand paid, and pursuant to authority given by the Manager(s) of said company, CONVEY(s) and WARRANT(S) to: Stefan Holdings, 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, having its principal place of business at 6336 N Oakley, Chicago, Illinois 60659, the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

*an undivided one (1/2) interest
O.P.*

UNIT 1F IN THE 1626 W. ESTES AVENUE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0707422016 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN SECTION 30, 31, AND 32, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 11-31-203-016-0000
Address of Real Estate: 1626 W Estes Ave., Unit 1F, Chicago, Illinois 60626

In Witness Whereof, said Grantor has caused its company seal to be hereto affixed, and has caused its name to be signed to these presents by its Members, this 5 day of June, 2008.

1626 W. ESTES AVENUE, LLC, an Illinois Limited Liability Company

By:
Sorin Adrian Oros, its Manager
Scadu D.

State of Illinois) SS
County of Cook)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that *Scadu D.* Sorin Adrian Oros personally known to me to be the Manager of 1626 W. ESTES AVENUE, LLC, an Illinois Limited Liability Company, 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 severally acknowledged that as such Manager, signed and delivered the said instrument, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 5 day of June, 2008

Notary Public:
Notary Expires: 8-18-08



Instrument prepared by Rosenthal Law Group, LLC, 3700 W. Devon, Suite E, Lincolnwood, IL 60712, 847-677-5100
Mail To: Rosenthal Law Group, LLC, 3700 W. Devon Ave., Suite E, Lincolnwood, Illinois 60712
Send Subsequent Tax Bills To: Stefan Szafian, 6336 N Oakley, Chicago, IL 60659

Exempt under Real Estate Transfer Tax Law 200/31-45
sub par. C and Cook County Ord. 93-027 par. 2
Date 6/16/08 Sign.

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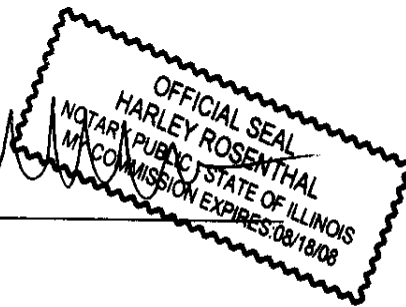
STATEMENT BY GRANTOR AND GRANTEE

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, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 6/5/08 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
this 5 day of June, 2008.

Notary Public [Signature]

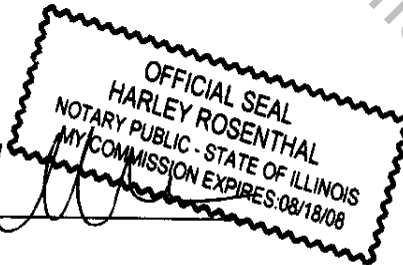


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 6/5/08 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me
this 5 day of June, 2008.

Notary Public [Signature]



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of 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.)