

UNOFFICIAL COPY

WARRANTY DEED



Doc#: 0816234004 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/10/2008 08:24 AM Pg: 1 of 3

THE GRANTOR 7930-36 WEST GRAND AVENUE , LLC.,

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 the sum of Ten----- DOLLARS, and other good and valuable consideration _____ in hand paid, and pursuant to authority given by the Board of Managers of said LLC., CONVEYS and WARRANTS to

MICHAEL WINIARCZYK, *a single man*

(Name and Address of Grantee)

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

AS PER ATTACHED :



Village of Elmwood Park
Real Estate Transfer Stamp

1087.50

Handwritten initials and date

Permanent Real Estate Index Number(s) 12-25-316-129-0000 ; 12-25-316-130-0000

Address(es) of Real Estate 7930-36 W. GRAND AVE., UNIT # 7934-4W ELMWOOD PARK, IL 60707 SUBJECT TO: covenants, conditions and restrictions of record,

Document No.(s) _____ and _____ to General Taxes for 2008 and subsequent years.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Managing Member, this 29 day of MAY, 2008.

A08-0063L MB
Alliance Title Corporation
5523 N. Cumberland Ave., Ste. 1211
Chicago, IL 60656
(773) 553-2222

7930-36 WEST GRAND AVENUE, LLC.,
(Name of Corporation)

Handwritten signature
Managing Member

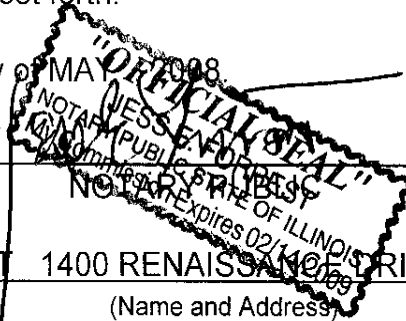
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State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for the County and State aforesaid, Do HEREBY CERTIFY that BARTLOMIEJ PRZYJEMSKI personally known to me to be the Managing Member of the 7930-36 WEST GRAND AVENUE, LLC.

and personally known to me to be the same person whose names is subscribed to the foregoing instrument, appeared before me this day in person as such Managing Member, he signed and delivered the said instrument, as his free and voluntary act, and as the free and voluntary act and deed of said LLC., for the uses and purposes therein set forth.

Given under my hand and official seal, this 29 day of MAY 2008.

Commission expires 2/14 2009.





This instrument was prepared by JESS E. FORREST 1400 RENAISSANCE DRIVE, SUITE # 203,
PARK RIDGE, IL 60068 (Name and Address)


MAIL TO AND SEND SUBSEQUENT TAX BILLS TO:

MICHAEL WINIARCZYK
7934 W. GRAND AVE, # 4W
ELMWOOD PARK, IL 60707

OR: RECORDER'S OFFICE BOX NO. _____

STATE TAX	STATE OF ILLINOIS	# 0080030637	REAL ESTATE TRANSFER TAX
	 JUN.-9.08		00217.49
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP 103037

COUNTY TAX	COOK COUNTY	# 668170/000 #	REAL ESTATE TRANSACTION TAX
	 JUN.-9.08		00108.75
	REVENUE STAMP		FP 103042

STATE TAX	STATE OF ILLINOIS	# 0080030636	REAL ESTATE TRANSFER TAX
	 JUN.-9.08		00000.01
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP 103037

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LEGAL DESCRIPTION

PARCEL 1:

UNIT 7934-4W IN THE GRAND ELM CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0734053122 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN SECTION 25, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE RIGHT TO THE USE OF PARKING SPACE NUMBER 22 LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 0734053122.

P.I.N.:12-25-316-129-0000, 12-25-316-130-0000

COMMONLY KNOWN AS: UNIT NO. 7934-4W
7930-36 W. GRAND AVENUE, ELMWOOD PARK, IL 60707

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 HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

THE PURCHASER OF THE UNIT WAS THE TENANT OF THE UNIT PRIOR TO THE CONVERSION OF THE BUILDING TO A CONDOMINIUM.

SUBJECT TO: GENERAL REAL ESTATE TAXES AND SPECIAL ASSESSMENTS NOT DUE AND PAYABLE AT THE TIME OF CLOSING; APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES AND OTHER ORDINANCES OF RECORD; THE CONDOMINIUM DOCUMENTS, INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO, AND ALL OF THE COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS SET FORTH THEREIN; COVENANTS, CONDITIONS, RESTRICTIONS, BUILDING LINES AND OTHER MATTERS OF RECORD FILED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS; UTILITY EASEMENTS; ACTS DONE OR SUFFERED BY PURCHASER OR ANYONE CLAIMING BY, THROUGH OR UNDER PURCHASER; LEASES, LICENSES AND EASEMENTS RELATING TO LANDSCAPING, MAINTENANCE, REPAIR, SNOW REMOVAL, STORM WATER RETENTION, REFUSE OR OTHER SERVICES TO, FOR OR ON THE PROPERTY OR OTHERWISE AFFECTING THE COMMON ELEMENTS; TERMS AND PROVISIONS OF THE ILLINOIS CONDOMINIUM PROPERTY ACT.