

20158 UNOFFICIAL COPY
WARRANTY DEED
(LLC to Individual - Illinois) 6



Doc#: 0816301032 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/11/2008 10:39 AM Pg: 1 of 3

THIS AGREEMENT, made this 9 day of JUNE, 2008 between 5075 N. LINCOLN, LLC; a Delaware 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

Harry Olson & Heather Olson,
as TENANTS BY THE ENTIRETY

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 member(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

PARCEL 1:
UNITS 206 AND G-12 & G-13 IN THE LINCOLN SQUARE VISTA CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:
LOTS 62, 63, 64, AND 65 IN RUSK'S SUBDIVISION OF LOT 3 IN BOWMAN'S FIRST SUBDIVISION AND LOTS 11 AND 12 IN THE TOWN OF BOWMANVILLE IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 40 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 0805915030, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:
THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-6, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0805915030.

UNDERLYING PERMANENT INDEX NUMBERS: 13-12-407-002-0000 13-12-407-003-0000
13-12-407-004-0000 13-12-407-005-0000

"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."


"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."

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Property of Cook County Clerk's Office

City of Chicago Real Estate
 Dept. of Revenue Transfer Stamp
 554196 \$4,357.50
 06/10/2008 10:34 Batch 07267 41



COOK COUNTY
REAL ESTATE TRANSACTION TAX
 COUNTY TAX

 JUN. 10. 08
REVENUE STAMP

0000042999

REAL ESTATE TRANSFER TAX
00207.50
FP 103042

STATE OF ILLINOIS
 STATE TAX

 JUN. 10. 08
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000030737

REAL ESTATE TRANSFER TAX
00415.00
FP 103037

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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 2007, Second Installment, and subsequent years.

Permanent Real Estate Number(s): 13-12-407-002-0000; 13-12-407-003-0000; 13-12-407-004-0000; 13-12-407-005-0000 (underlying)

Address of Real Estate: 5067-75 N. Lincoln Ave., Units 206 and G-12 & G-13, Chicago, Illinois 60625-2621

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 Managers, the day and year first above written.

5075 N. LINCOLN, LLC; a Delaware Limited Liability Company, by its Managers


Ben B. Schwartz


Yevgeny Rapoport

Instrument prepared by: Rosenthal Law Group, LLC, 3700 W Devon, Ste E, Lincolnwood, IL 60712.
MAIL TO: SEND SUBSEQUENT BILLS TO:
Thomas J Suich Harry Olson & Heather Olson
Attorney at Law 5067 N. Lincoln Ave., Unit 204
3088 Kentshire Circle Chicago, Illinois 60625
Naperville, IL 60564-8425
OR

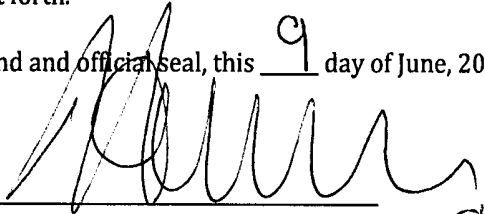
RECORDER'S OFFICE BOX NO. _____

State of Illinois | SS
County of Cook |

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Ben B. Schwartz and Yevgeny Rapoport, Managers of 5075 N. LINCOLN, LLC; a Delaware Limited Liability Company, are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they 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 9 day of June, 2008.

Notary Public _____



Commission Expires: 8 18 08

