

UNOFFICIAL COPY



4389055 (1/2)
Chicago Title Insurance Company



Doc#: 0818957005 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/07/2008 08:48 AM Pg: 1 of 3

**WARRANTY DEED
ILLINOIS STATUTORY
CORPORATION TO INDIVIDUAL**

7-1
GIT

THE GRANTOR(S), BALMORAL SQUARE, LLC an ILLINOIS LIMITED LIABILITY CORPORATION, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Adrian Stefanache (GRANTEE'S ADDRESS) 2730 N. Merrimac, Chicago, Illinois 60639 of the County of Cook, all interest in the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

LEGAL DESCRIPTION SEE EXHIBIT 'A' ATTACHED HERETO

Permanent Real Estate Index Number(s): 13-28-303-047-0000 (UNDERLYING/UNDIVIDED)
Address(es) of Real Estate: 2742 N. LARAMIE, UNIT 2SR, CHICAGO, Illinois 60639

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT 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 LAND DESCRIBED HEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION OF THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATIONS WERE RECITED AND STIPULATED AT LENGTH HEREIN.

THE TENANT OF THIS UNIT WAIVED HIS/HER RIGHT TO EXERCISE THE OPTION TO PURCHASE THE SUBJECT UNIT.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: covenants, conditions and restrictions of record, Document No.(s) and to General Taxes for 2007 and subsequent years.

Dated this 27 day of June, 2008

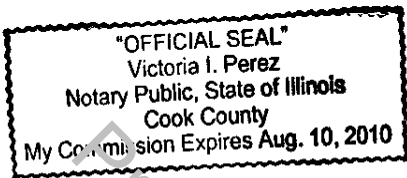
BALMORAL SQUARE, LLC
By: [Signature]
MEMBER/MANAGER

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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that HELENE D. RASTEI, MANAGER/MEMBER OF BALMORAL SQUARE, LLC, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 27 day of June, 2008



[Signature] (Notary Public)

Commission expires 8/10/10

Prepared By: Victoria I Perez
4126 North Lincoln Ave
Chicago, Illinois 60618

Mail To:
Adrian Stefanache
2742 N. Laramie Unit 2SR
Chicago, IL 60639

Name & Address of Taxpayer:
Adrian Stefanache
2742 N. LARAMIE, UNIT 2S-R
CHICAGO, Illinois 60639

CITY OF CHICAGO
CITY TAX
JUL.-2.08
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000004504

REAL ESTATE TRANSFER TAX
0236250
FP 103018

STATE OF ILLINOIS
STATE TAX
JUL.-2.08
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000046319

REAL ESTATE TRANSFER TAX
0022500
FP 103014

COOK COUNTY
COUNTY TAX
REAL ESTATE TRANSACTION TAX
JUL.-2.08
REVENUE STAMP

0000046006

REAL ESTATE TRANSFER TAX
0011250
FP 103017

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ORDER NO.: 1301 - 004389055
ESCROW NO.: 1301 - 004389055

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STREET ADDRESS: 2744 NORTH LARAMIE AVENUE UNIT# 3R
CITY: CHICAGO **ZIP CODE:** 60639 **COUNTY:** COOK
TAX NUMBER: 13-28-303-037-0000

(underlying)

Property of Cook County Clerk's Office

LEGAL DESCRIPTION:

UNIT 2742-2SR TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN LARAMIE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0807310067, IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.