

# UNOFFICIAL COPY

## WARRANTY DEED

LLC to Individual



Doc#: 0821805221 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/05/2008 02:26 PM Pg: 1 of 3

1/2  
0815969  
MARQUIS TITLE

This agreement, made this 25<sup>TH</sup> day of JULY 2008, between AM PARTNERS, LLC a 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

PATRICK LORIDAS AND KATHY MANILLA, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars, and other good and valuable consideration, in hand paid by the party of the second part, the receipt of which is acknowledged, and pursuant to the authority of the Board of Directors of said Limited Liability 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 and described as follows, to wit:

### PARCEL 1:

LOT 2 IN THE ESTATES OF COLUMBIA PLACE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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### PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE ESTATES OF COLUMBIA PLACE RECORDED MARCH 2, 2006 AS DOCUMENT 0606110097, WHEREIN IT WAS GRANTED THE FOLLOWING EASEMENTS: VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS OVER COMMON AREA (COMMONLY KNOWN AS OUTLOT 1 AND OUTLOT 2 IN AFORESAID SUBDIVISION) USE AND ENJOYMENT OF THE COMMON AREAS; EASEMENT FOR PUBLIC UTILITIES; MUNICIPAL AUTHORITIES EASEMENT; EASEMENT IN FAVOR OF LOTS 1 THROUGH 9 OVER, UPON AND UNDER THE WEST 1 FOOT OF THE ADJOINING LOT TO INSTALL, CONSTRUCT, MAINTAIN, REPAIR OR REPLACE SUBTERRANEAN FOUNDATION FOOTINGS; AND FOR ENCROACHMENTS.

PIN: 14-30-224-040-0000

COMMONLY KNOWN AS: 1654 W. SURF, CHICAGO, IL 60657

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SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; acts done or suffered by Purchaser; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not due and payable at the time of closing.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, 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, their heirs and assigns forever.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, and attest by its Secretary, the day and year first above written.

AM PARTNERS, LLC

By [Signature] (SEAL)  
Its Authorized Member



State of Illinois, County of COOK ss. I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ANDRZEJ MORDZINSKI, personally known to me to be the Authorized Member of AM PARTNERS, LLC an Illinois Limited Liability Company, and 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 acknowledged that as such authorized member, he signed, sealed and delivered the said instrument and caused the company seal of said Limited Liability Company to be affixed thereto, pursuant to authority, given by the Members of said Limited Liability Company, as his 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 25th day of July, 2008  
Commission expires 10/23, 2009, [Signature]  
NOTARY PUBLIC

This instrument prepared by  
Matthew S. Payne, Pugh and Payne PC, 7257 W. Touhy Ave., Suite 202, Chicago, IL 60631

MAIL TO: \_\_\_\_\_ SEND SUBSEQUENT TAX BILLS TO: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Recorder's Office Box No. \_\_\_\_\_  
City of Chicago Real Estate  
Dept. of Revenue Transfer Stamp  
559046 \$23,467.50  
07/31/2008 10:56 Batch 07203 57

# UNOFFICIAL COPY

**Marquis Title Insurance Co**  
**6444 N Milwaukee Ave**  
**Chicago, IL60631**  
**773-957-1300 Phone**  
**773-957-1011 Fax**

File # : 0815969  
Borrower Name: Patrick Loridas and Kathy Manilla  
Address: 1654 W. Surf Street

Pin # : 14-30-224-040-0000

Legal Description:

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STATE OF ILLINOIS

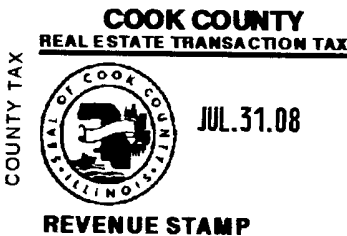


JUL. 31. 08

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000033089

REAL ESTATE TRANSFER TAX
02235.00
FP 103037



# 0000045355

REAL ESTATE TRANSFER TAX
01117.50
FP 103042