

UNOFFICIAL COPY



Doc#: 0824605024 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 09/02/2008 09:41 AM Pg: 1 of 3

1053  
2/20/07  
SPKNWB(0702)

**WARRANTY DEED  
STATUATORY, ILLINOIS  
(Limited liability company to  
Individual). THE GRANTOR,  
Ballard Pointe, L.L.C,  
an Illinois  
limited liability company,  
For and in consideration of  
TEN DOLLARS (\$10.00),  
In hand paid,  
CONVEYS and WARRANTS to**

**EDWIN HURTARTE and ELIZABETH HURTARTE**, not as Joint Tenancy, not as Tenants in  
Common, but as Tenants by the Entirety,

**The following described real estate situated in the County of COOK in the State of Illinois, to wit;**

**LEGAL DESCRIPTION IS ATTACHED**

Hereby releasing and waiving all rights under and by virtue of the Homestead exemption Laws of the  
State of Illinois, not as Joint Tenancy, not as Tenants in Common, not as Tenants by the Entirety, but as  
**INDIVIDUAL.**

**PERMANENT REAL ESTATE INDEX NUMBER: 09-14-404-014-0000**

**ADDRESS OF REAL ESTATE: 8120 W. PARK AVENUE  
UNIT 308  
NILES, ILLINOIS 60714**

There was no tenant of the above unit to waive any right of first refusal  
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.

**MAIL TO:  
EDWIN HURTARTE  
ELIZABETH HURTARTE  
8120 W. PARK AVENUE, UNIT 308  
NILES, IL 60714**


**SEND TAX BILLS TO:  
EDWIN HURTARTE  
ELIZABETH HURTARTE  
8120 W. PARK AVENUE, UNIT 308  
NILES, IL 60714**

PREPARED BY: KOLPAK AND LERNER, 6767 N. MILWAUKEE AVE., SUITE 202  
NILES, IL 60714

**BOX 333-CP**

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STATE OF ILLINOIS	REAL ESTATE TRANSFER TAX
 AUG. 28. 08	0032500
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	FP 103032

# 0000051532

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its duly authorized Manager, this 20<sup>th</sup> day of August, 2008.

BALLARD POINTE, LLC

BY:       *Jacek Wojtkowski*        
Jacek Wojtkowski

STATE OF ILLINOIS )  
  ) SS  
COUNTY OF COOK    )


I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that Jacek Wojtkowski, Manager of Ballard Pointe, LLC, is personally known to me to be the same person whose name is subscribed to the foregoing instrument on behalf of such partnership, and has signed and delivered the said instrument as his own free and voluntary act and the free and voluntary act of said partnership, for the uses and purposes therein set forth.

GIVEN under my hand and seal this 20<sup>th</sup> day of August, 2008.

      *JoAnne Stanislawski*        
Notary Public

"OFFICIAL SEAL"  
JoAnne Stanislawski  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 4/25/2012

COUNTY TAX

COOK COUNTY REAL ESTATE TRANSACTION TAX	REAL ESTATE TRANSFER TAX
 AUG. 28. 08	0016250
REVENUE STAMP	FP 103034

# 0000051532

VILLAGE OF NILES <i>Mrs</i> REAL ESTATE TRANSFER TAX 8-20-08 8120 PARK AVE #308 16933 \$ <u>975.00</u>
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LEGAL DESCRIPTION

**PARCEL 1:**

UNIT 308 IN THE BALLARD POINTE OF NILES CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 1 IN BALLARD POINTE CONSOLIDATION OF LANDS IN THE SOUTH EAST ¼ OF THE SOUTH EAST ¼ OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED MARCH 9, 2007 AS DOCUMENT NO. 0706815046, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION RECORDED NOVEMBER 28, 2007 AS DOCUMENT NUMBER 0733215087, AS MAY BE AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

**PARCEL 2:**

THE EXCLUSIVE RIGHT TO USE OF INDOOR PARKING SPACE P-12 AND INDOOR STORAGE SPACE S-12 AS LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0733215087, AS MAY BE AMENDED FROM TIME TO TIME.

SUBJECT TO: GENERAL REAL ESTATE TAXES FOR 2008 AND SUBSEQUENT YEARS; PRIVATE, PUBLIC AND UTILITY EASEMENTS; APPLICABLE ZONING AND BUILDING LAWS OR ORDINANCES; ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND RESERVATIONS CONTAINED IN THE DECLARATION, AS AMENDED FROM TIME TO TIME, AND A RESERVATION BY THE GRANTOR TO ITSELF AND ITS SUCCESSORS AND ASSIGNS, FOR THE BENEFIT OF ALL UNIT OWNERS AT THE CONDOMINIUM, OF THE RIGHTS AND EASEMENTS SET FORTH IN THE DECLARATION AS AMENDED FROM TIME TO TIME; PROVISIONS OF THE CONDOMINIUM PROPERTY ACT OF THE STATE OF ILLINOIS AS AMENDED FROM TIME TO TIME; SUCH OTHER MATTERS AS TO WHICH THE TITLE INSURER COMMITS TO INSURE BUYER AGAINST LOSS OR DAMAGE; ACTS OF BUYER; ENCROACHMENTS; COVENANTS, CONDITIONS, RESTRICTIONS, PERMITS, EASEMENTS AND AGREEMENTS OF RECORD AS AMENDED FROM TIME TO TIME.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE AND GRANTEE'S 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, AS AMENDED FROM TIME TO TIME, AND GRANTOR RESERVES TO ITSELF AND ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME, 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, AS AMENDED FROM TIME TO TIME, THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

THERE WERE NO TENANTS OF THE AFORESAID UNIT TO WAIVE OR EXERCISE A RIGHT OF FIRST REFUSAL.

Commonly known as:

8120 W. PARK AVENUE, NILES, IL 60714

PERMANENT REAL ESTATE INDEX NUMBERS: 09-14-404-014-0000