

UNOFFICIAL COPY



First American Title Insurance Company

**WARRANTY DEED
ILLINOIS STATUTORY
LLC to Individual as Tenants by the
Entirety**



08261110850

Doc#: 0826111085 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/17/2008 11:43 AM Pg: 1 of 3

THE GRANTOR, 120 Design + Build 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, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, and pursuant to authority given by the Manager of said limited liability company, CONVEY(S) and WARRANT(S) to Vito Coletto and Nancy Coletto husband and wife, as tenants by the entirety, of 3253 N. Oakley, Chicago, IL 60625 of the County of Cook, the following described Real Estate situated in the County of Cook in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof

FIRST AMERICAN
File # 1787237
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SUBJECT TO: (i) Covenants, conditions, restrictions and easements of record; (ii) roads and highways, if any; (iii) general taxes which are not yet due; (iv) building setback lines; (v) zoning laws and ordinances; (vi) easements for public utilities and (vii) acts committed by the purchaser; provided, however that none of the foregoing shall adversely affect Buyer's intended use of the property for residential purposes.

Permanent Real Estate Index Number(s): 14-18-124-037-0000
Address(es) of Real Estate: 4530 N. Leavitt, Chicago, IL 60625

TO HAVE AND TO HOLD said premises as husband and wife, as tenants by the entirety forever.

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its Manager this
27th day of May, 2008

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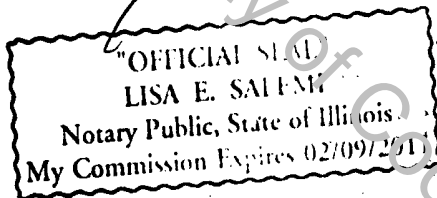
STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Vincent Menees, personally known to me to be the Manager of 120 Design + Build LLC and personally known to me to be the same person(s) whose name(s) is subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such Manager he signed and delivered the said instrument, pursuant to authority given by the Board of Managers of said limited liability company, as his free and voluntary act, and as the 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 27th day of May, 20 08

120 Design + Build LLC

By: [Signature]
Vincent Menees, Manager



[Signature] (Notary Public)

Prepared by:

Gene M. Bulmash, Downing & Bulmash P.C.
1275 Milwaukee Avenue, Suite 300
Glenview, IL 60025

Mail to:

LARRY SIGGEL
750 LAKE COOK RD #350
BUFFALO GROVE, IL 60089

Name and Address of Taxpayer:

Vito and Nancy Coletto
4530 N. Leavitt
Chicago, IL 60625

STATE TAX

STATE OF ILLINOIS

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

SEP. 15.08

0000055940

REAL ESTATE TRANSFER TAX
01683.50
FP 103027

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX

REVENUE STAMP

SEP. 15.08

0000056146

REAL ESTATE TRANSACTION TAX
0084.175
FP 103028

CITY OF CHICAGO

CITY TAX

SEP. 15.08

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000001298

REAL ESTATE TRANSFER TAX
1767675
FP 102812

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Exhibit "A" – Legal Description

LOT 2 IN DANIEL NASLAND'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THAT PART OF LOTS 2 AND 3 (EXCEPT THE SOUTH 33 FEET THEREOF) OF THE SUPERIOR COURT PARTITION OF LOT 2 IN THE PARTITION OF THE WEST HALF OF THE NORTH WEST QUARTER OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EASTERLY LINE OF LINCOLN AVENUE, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office