

# UNOFFICIAL COPY

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**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**

**Doc#: 0826905055 Fee: \$42.00**  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/25/2008 11:32 AM Pg: 1 of 4

**RONALD MONTEMAGNI and SILVIA IZZI-NERI, not as Tenants in Common, not as Tenants by the Entirety, not as Individual, but as JOINT TENANCY.**

**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 Tenants in Common, not as Tenants by the Entirety, not as Individual, but as **JOINT TENANCY.**

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

**ADDRESS OF REAL ESTATE: 8120 W. PARK AVENUE  
UNIT 406  
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:  
RONALD MONTEMAGNI  
SILVIA IZZI-NERI  
8120 W. PARK AVENUE, UNIT 406  
NILES, IL 60714**

**SEND TAX BILLS TO:  
RONALD MONTEMAGNI  
SILVIA IZZI-NERI  
8120 W. PARK AVENUE, UNIT 406  
NILES, IL 60714**

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

**BOX 333-CT**

VILLAGE OF NILES *MRS*  
REAL ESTATE TRANSFER TAX  
9-12-08  
8120 PARK AVE #406  
16989 \$1035.00

*4/2/09*

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Property of

STATE OF ILLINOIS



SEP. 24. 08

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000051911

REAL ESTATE  
TRANSFER TAX

00345.00

FP 103032

COUNTY TAX

COOK COUNTY  
REAL ESTATE TRANSACTION TAX



SEP. 24. 08

REVENUE STAMP

# 0000051911

REAL ESTATE  
TRANSFER TAX

00172.50

FP 103034

Cook County Clerk's Office

Cook County Clerk's Office

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LEGAL DESCRIPTION

**PARCEL 1:**

UNIT 406 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-5 AND INDOOR STORAGE SPACE S-5A and S-5B 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

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In Witness Whereof, said Grantor has caused its name to be signed to these presents by its duly authorized Manager, this 15 day of SEPTEMBER, 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 15<sup>th</sup> day of SEPTEMBER, 2008

*JoAnne Stanislowski*  
Notary Public



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