

209273 M.P. Info - 10  
WARRANTY DEED  
(LLC to Individual - Illinois)

UNOFFICIAL COPY



Doc#: 0829741008 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/23/2008 02:27 PM Pg: 1 of 3

THIS AGREEMENT, made this 22 day of October, 2008 between 3915 W. ALTGELD, LLC; an Illinois 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

Laurentiu Rogojina, a(n) UNMARRIED man, of 5748 N Maplewood, Chicago, Illinois,

party of the second part, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Manager(s) of said 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 in the County of Cook and State of Illinois known and described as follows, to wit:

PARCEL 1:

UNIT 3923-2 IN THE 3915 ALTGELD CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 44 IN BLOCK 38 IN PENNOCK A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM MADE BY 3915 W. ALTGELD, LLC, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 0723503032 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

P.I.N.: 13-26-324-001-0000 (UNDERLYING) / 13-26-324-036-1010

"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, 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."

THE TENANT OF THIS UNIT HAS WAIVED THEIR RIGHT OF FIRST REFUSAL.

M.G.R. TITLE

Property of Cook County Clerk's Office

# UNOFFICIAL COPY




City of Chicago Real Estate  
 Dept. of Revenue Transfer Stamp  
 565730 \$2,415.00  
 10/23/2008 10:03 Batch 07256 21



**COOK COUNTY**  
**REAL ESTATE TRANSACTION TAX**

COUNTY TAX

 OCT. 23. 08


REVENUE STAMP

# 0000048615

REAL ESTATE TRANSFER TAX
00115.00
FP103042

**STATE OF ILLINOIS**  
**REAL ESTATE TRANSFER TAX**  
 DEPARTMENT OF REVENUE

STATE TAX

 OCT. 23. 08

# 0000036342

REAL ESTATE TRANSFER TAX
00230.00
FP 103037

Property of Cook County Clerk's Office

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

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: Covenants, conditions, restriction of record, and public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2006 and subsequent years.

Permanent Real Estate Number(s): 13-26-324-001-0000 (UNDERLYING) / 13-26-324-036-1010

Address of Real Estate: 3915-3925 W. Altgeld Ave., Unit 3923-2, Chicago, IL 60625

IN WITNESS WHEREOF, said party of the first part has caused its signature to be hereto affixed, and has caused its name to be signed to these presents by and through its Manager, the day and year first above written.

3915 W. ALTGELD, LLC;  
an Illinois Limited Liability Company

BY: *Teofil Taut*  
Manager

Instrument prepared by: Rosenthal Law Group, LLC, 3700 W Devon, Ste E, Lincolnwood, IL 60712.

MAIL TO:  
Laurentiu Rogojina  
5748 N Maplewood  
Chicago, Illinois 60659

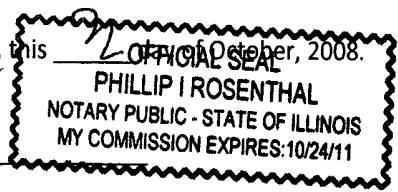
SEND SUBSEQUENT BILLS TO:  
Laurentiu Rogojina  
3915-3925 W. Altgeld Ave., UNIT 3923-2  
Chicago, Illinois 60625

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

STATE OF ILLINOIS ) ss.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Teofil Taut, Manager of 3915 W. ALTGELD, LLC; an Illinois Limited Liability Company, is 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 he signed, sealed and delivered said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 2 day of October, 2008.  
Notary Public *Phillip I Rosenthal*



My Commission Expires: \_\_\_\_\_