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Doc#: 0903640049 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/05/2009 11:40 AM Pg: 1 of 4

8453178

WARRANTY DEED
STATUATORY, ILLINOIS
(Limited liability company to
Trust). 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

EUGENE D. KOSOVSKI, as Trustee of the Eugene D. Kosovski Restatement of Trust dated February 8, 2007

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

LEGAL DESCRIPTION IS ATTACHED

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

ADDRESS OF REAL ESTATE: 8120 W. PARK AVENUE
UNIT 405
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:
EUGENE D. KOSOVSKI, TRUSTEE
8120 W. PARK AVENUE, UNIT 405
NILES, IL 60714

SEND TAX BILLS TO:
EUGENE D. KOSOVSKI, TRUSTEE
8120 W. PARK AVENUE, UNIT 405
NILES, IL 60714

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

Barbara K. Hyman
4256 N. Arlington Hts. Rd #202
Arlington Heights, IL 60004

4 RECEIVED

VILLAGE OF NILES
REAL ESTATE TRANSFER TAX
1-21-09
8120 PARK # 405
17236 \$ 981⁰⁰

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Property of Cook County Clerk's Office

STATE OF ILLINOIS

JAN. 26. 09

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000053318

REAL ESTATE TRANSFER TAX
00326.50
FP 103032

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX

JAN. 26. 09

REVENUE STAMP

0000053405

REAL ESTATE TRANSFER TAX
00163.25
FP 103034

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LEGAL DESCRIPTION

PARCEL 1:

UNIT 405 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-22 AND INDOOR STORAGE SPACE S-22 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 2009 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 22nd day of JANUARY, 2009.

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 22nd day of JANUARY, 2009.

JoAnne Stanislawski
Notary Public

