

# UNOFFICIAL COPY

## Warranty Deed

Statutory (Illinois)



Doc#: 0908926034 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/30/2009 09:15 AM Pg: 1 of 3

The GRANTOR, **L & P DEVELOPMENT, L.L.C.**, an Illinois limited liability company

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 & 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, and pursuant to authority given by the Members of said limited liability company, CONVEYS and WARRANTS to

**CLB PROPERTIES, LLC**, an Illinois series limited liability company, Series: **CLB PROPERTIES, LLC 2213 WASHINGTON**, of 2021 W. McLean, Chicago, IL 60647

created and existing under and by virtue of the laws of the State of Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Unit 2F in 2213 West Washington Condominiums as delineated on a Plat of Survey of the following described tract of land: Lot 5 in Kedzie's Subdivision of Block 58 in Canal Trustee's Subdivision of Section 7, Township 39 North, Range 14, East of the Third Principal Meridian, which Plat of Survey is attached as Exhibit "D" to the Declaration of Condominium recorded February 27, 2008, as Document No. 0805815067, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

SUBJECT TO: General real estate taxes for 2008 and subsequent years.

Permanent Real Estate Index Number(s): 17-07-325-017-0000 (affects underlying land)

Address(es) of Real Estate: 2213 W. Washington, Unit 2F, Chicago, Illinois 60612

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.

The tenant of the unit has waived or has failed to exercise the right of first refusal.

BOX 334 CTT

SA3477479 (NA) CTT DONOR 16 of 26

2013  
167

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In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Member/Manager this 20th day of March, 2009.

L & P DEVELOPMENT, L.L.C., an Illinois Limited Liability Company

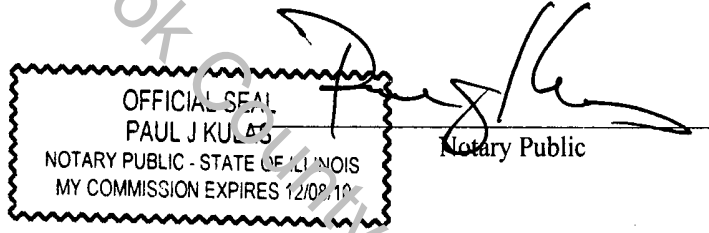
By: [Signature]  
Member/Manager

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 Petru Cladovan, personally known to me to be the Member/Manager of L & P Development, L.L.C., an Illinois limited liability company and 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 severally acknowledged that as such Member/Manager he signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Member/Managers of said corporation, 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 seal, this 20th day of March, 2009.

Commission expires: 12-8-10



This instrument prepared by: Law Offices of Kulas & Kulas, P.C., 2329 W. Chicago, Chicago, Illinois 60622

I hereby declare that the attached deed represents a transaction exempt from taxation under the Chicago Transaction Tax Ordinance by paragraph(s) (ed) of Section 200.1-2B6 of said Ordinance.

3-20-09 P/hu ATY  
Date Buyer, Seller or Representative

Exempt under provisions of Paragraph (ed) Section 4, of the Real Estate Transfer Tax Act.  
3-20-09 P/hu ATY  
Date Attorney Representative

Refer to deed # 1 of 8 for stamps.

Doc # 0908926019

Mail to:

Nicholas J. Hynes, Esq.  
4653 N. Milwaukee Ave.  
Chicago, Illinois 60630

Send subsequent tax bills to:

CLB PROPERTIES, LLC  
2021 W. McLean  
Chicago, Illinois 60647

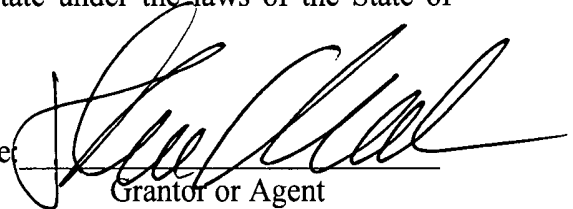
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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

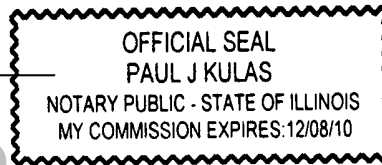
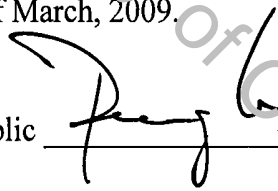
Dated: March 20, 2009

Signature: \_\_\_\_\_

  
Grantor or Agent

Subscribed and sworn to before me  
by the said Grantor/Agent this  
20th day of March, 2009.

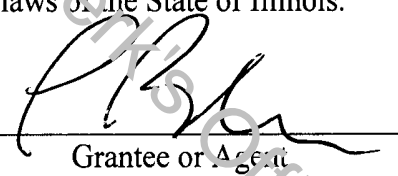
Notary Public \_\_\_\_\_



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

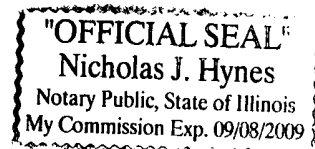
Dated: March 20, 2009

Signature: \_\_\_\_\_

  
Grantee or Agent

Subscribed and sworn to before me  
by the said Grantee/Agent this  
20th day of March, 2009.

Notary Public \_\_\_\_\_



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)