

# UNOFFICIAL COPY

## WARRANTY DEED

Statutory (ILLINOIS)

THE GRANTOR (Name and Address)  
DAGS DesPlaines LLC  
350 North Clark Street  
Chicago, Illinois 60610

578190 1/3



Doc#: 0915305044 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 06/02/2009 09:55 AM Pg: 1 of 3

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 (\$10.00), and other good and valuable consideration in hand paid, and pursuant to authority given by the managing member of said limited liability company, CONVEYS and WARRANTS to Robert Argeanton and Michelle Fiocca

659 West Randolph Street, Unit 1214 Chicago, IL 60661 of the County of Cook, to wit:

Unit 1214 and P-226 together with its undivided percentage interest in the common elements in R+D659 Condominiums, as delineated and defined in the Declaration recorded as document number 0835345105, in the Southwest 1/4 of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

**STEWART TITLE COMPANY**  
**2055 W. Army Trail Road, Suite 110**  
**Addison, IL 60101**  
**630-889-4000**

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit 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.

**SUBJECT TO:** (a) general real estates taxes for 2008 and subsequent years not yet due or payable; (b) easements, covenants, restrictions, agreements, conditions and building lines of record; (c) the Condominium Property Act; (d) the Plat of Survey; (e) terms, provisions and conditions of that certain Declaration of Condominium recorded December 18, 2008 as document number 0835345105, as amended from time to time, and all exhibits thereto; (f) terms, provisions and conditions of that certain reciprocal easement agreement recorded December 18, 2008 as document 0835339015 (g) applicable zoning and building laws and ordinances; (h) Purchaser's mortgage, if any; and (i) any acts done or suffered by or judgments against Purchaser, or anyone claiming under Purchaser.

C.F.  
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Property of Cook County Clerk's Office

### CITY OF CHICAGO

CITY TAX



MAY.28.09

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000027570

REAL ESTATE  
TRANSFER TAX

0484575

FP 102807

### STATE OF ILLINOIS

STATE TAX



MAY.27.09

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000006614

REAL ESTATE  
TRANSFER TAX

0046150

FP 102804

### COOK COUNTY REAL ESTATE TRANSACTION TAX

COUNTY TAX



MAY.27.09

REVENUE STAMP

# 0000046169

REAL ESTATE  
TRANSFER TAX

0023075

FP 102810

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Permanent Index Number(s) 17-09-329-008, 17-09-329-009, 17-09-329-016 and 17-09-329-019

Address(es) of Real Estate: 659 West Randolph Street, Unit 1214, Chicago, IL 60661

Dated: May 19, 2009

DAGS DesPlaines LLC

By: *Dominic Adacei*  
Its: Authorized Signatory

STATE OF ILLINOIS  
COUNTY OF COOK

I, the undersigned, Notary Public, in and for said county, in the State aforesaid, DO HEREBY CERTIFY that Dominic Adacei, one of the authorized signers of DAGS DesPlaines LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such authorized signer of DAGS DesPlaines LLC, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed as authorized signer on behalf of DAGS DesPlaines LLC, for the uses and purpose therein set forth.

Given under my hand and official seal, this 19<sup>th</sup> day of May, 2009.

Commission expires 8/4/10.



*[Signature]*  
Notary Public

This instrument was prepared by: Kimberly J. Sharon, 303 E. Wacker Dr., Suite 2750, Chicago, IL 60601

SEND RECORDED DOCUMENTS TO:

SEND SUBSEQUENT TAX AND SPECIAL ASSESSMENT BILLS TO:

Jennifer Goldstone  
Goldstone & Associates LLC  
1819 W Grand Ave, Suite 206  
Chicago, IL 60622

Robert Arganton  
659 W. Randolph  
Unit 1214  
Chicago, IL 60661