

# UNOFFICIAL COPY



Doc#: 0918322039 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/02/2009 09:06 AM Pg: 1 of 3

## WARRANTY DEED

THE GRANTOR 2200 N. HARLEM, LLC.,

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 the sum of Ten----- DOLLARS, and other good and valuable consideration \_\_\_\_\_ in hand paid, and pursuant to authority given by the Board of Managers of said LLC., CONVEYS and WARRANTS to

JOHN TRIGGS, A single person, DAVID H. Brower and Marilyn T. Brower, husband and wife AS JOINT TENANTS  
(Name and Address of Grantee) with right of survivorship.

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

AS PER ATTACHED :



Permanent Real Estate Index Number(s) 12-36-215-036-0000 ;

Address(es) of Real Estate 7200 W. PALMER STREET, UNIT # 1SW, ELMWOOD PARK, IL 60707

SUBJECT TO: covenants, conditions and restrictions of record,

Document No.(s) \_\_\_\_\_ and \_\_\_\_\_ to General Taxes for 2008 and subsequent years.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Managing Member, this 19<sup>TH</sup> day of JUNE, 2009.

A08-1562E m  
Alliance Title Corporation  
5523 N. Cumberland Ave., Ste. 1211  
Chicago, IL 60656  
(773) 556-2222

2200 N. HARLEM, LLC.,  
(Name of Corporation)  
  
Managing Member

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State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for the County and State aforesaid, Do HEREBY CERTIFY that BARTLOMIEJ PRZYJEMSKI personally known to me to be the Managing Member of the 2200 N. HARLEM, LLC., and personally known to me to be the same person whose names is subscribed to the foregoing instrument, appeared before me this day in person as such Managing Member, he signed and delivered the said instrument, as his free and voluntary act, and as the free and voluntary act and deed of said LLC., for the uses and purposes therein set forth.

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

Commission expires 2013.

*Jesse Forrest*  
NOTARY PUBLIC

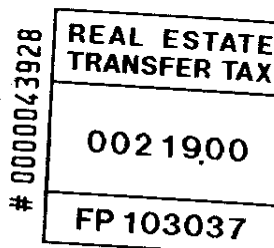
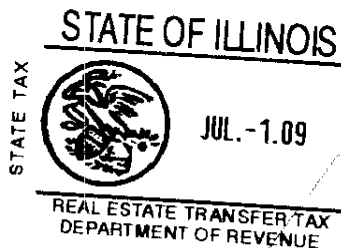
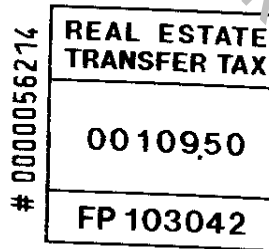
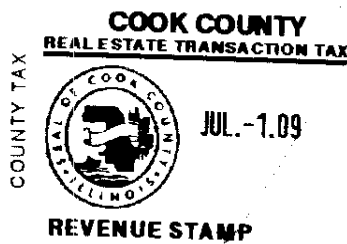
This instrument was prepared by JESSE FORREST 1400 PENNSYLVANIA SUITE # 203, PARK RIDGE, IL 60068



MAIL TO AND SEND SUBSEQUENT TAX BILLS TO:

JOHN TRIGGS  
7200 W. PALMER STREET, Unit # 1SW  
ELMWOOD PARK, IL 60707

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



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LEGAL DESCRIPTION

PARCEL 1:

UNITS 1SW *IN THE 7200 WEST PALMER* CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0830934040 AS AMENDED FROM TIME TO TIME , TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN SECTION 36, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY , ILLINOIS.

PARCEL 2:

THE RIGHT TO THE USE OF PARKING SPACE NUMBER P-10 AS LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 0530734040.

P.I.N.:12-36-215-036-0000 ;

COMMONLY KNOWN AS: UNIT NO. 1SW  
7200 W. PALMER, ELMWOOD PARK , IL 60707

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.

SUBJECT TO: GENERAL REAL ESTATE TAXES AND SPECIAL ASSESSMENTS NOT DUE AND PAYABLE AT THE TIME OF CLOSING; APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES AND OTHER ORDINANCES OF RECORD; THE CONDOMINIUM DOCUMENTS, INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO, AND ALL OF THE COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS SET FORTH THEREIN; COVENANTS, CONDITIONS, RESTRICTIONS, BUILDING LINES AND OTHER MATTERS OF RECORD FILED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS; UTILITY EASEMENTS; ACTS DONE OR SUFFERED BY PURCHASER OR ANYONE CLAIMING BY, THROUGH OR UNDER PURCHASER; LEASES, LICENSES AND EASEMENTS RELATING TO LANDSCAPING, MAINTENANCE, REPAIR, SNOW REMOVAL, STORM WATER RETENTION, REFUSE OR OTHER SERVICES TO, FOR OR ON THE PROPERTY OR OTHERWISE AFFECTING THE COMMON ELEMENTS; TERMS AND PROVISIONS OF THE ILLINOIS CONDOMINIUM PROPERTY ACT.