

UNOFFICIAL COPY



Doc#: 0921034014 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 07/29/2009 08:43 AM Pg: 1 of 3

WARRANTY DEED

THE GRANTOR 3559 W. MONTROSE , 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

DAVID L. WANG

(Name and Address of Grantee)

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) 13-14-400-002-0000 ;

3

Address(es) of Real Estate 3559 W. MONTROSE AVE., UNIT # 3 , CHICAGO , IL 60618 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 15TH day of JULY ,2009.

A08-14146 m2
Alliance Title Corporation
5525 N. Cumberland Ave., Ste. 1211
Chicago, IL 60656
(773) 556-2222

3559 W. MONTROSE , LLC.,

Name of Corporation

Managing Member

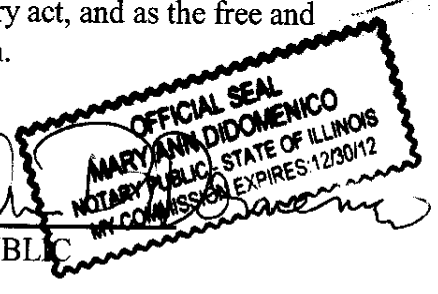
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State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for the County and State aforesaid, Do HEREBY CERTIFY that JESS E. FORREST personally known to me to be the Managing Member of the 3559 W. MONTROSE, LLC., and personally 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 15TH day of JULY, 2009.

Commission expires 12/30/2012

Maryann Didomenico
NOTARY PUBLIC



This instrument was prepared by JESS E. FORREST 1400 RENAISSANCE DRIVE, SUITE # 203, PARK RIDGE, IL 60068
(Name and Address)

MAIL TO AND SEND SUBSEQUENT TAX BILLS TO:


DAVID L. WANG
3559 W. MONTROSE, Unit # 3E
CHICAGO, IL 60618

OR: RECORDER'S OFFICE BOX NO. _____


MAIL TO: Jonathan Aven
180 N Michigan Ave 2105
Chicago IL 60601

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
584884 \$2,751.00
07/28/2009 09:08 Batch 07222 34



COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX

JUL. 28. 09
REVENUE STAMP

0000057175
REAL ESTATE TRANSFER TAX
0013100
FP 103042

STATE TAX
STATE OF ILLINOIS

JUL. 28. 09
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000700000
REAL ESTATE TRANSFER TAX
0026200
FP 103037

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LEGAL DESCRIPTION

PARCEL 1:

UNITS 3E *IN THE 3559 W. MONTROSE AVENUE* CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0825516014 AS AMENDED FROM TIME TO TIME , TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY , ILLINOIS.

PARCEL 2:

THE RIGHT TO THE USE OF PARKING SPACE NUMBER P-3 AND STORAGE SPACE NUMBER S-3 LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 0825516014.

P.I.N.:13-14-400-001-0000 ,

COMMONLY KNOWN AS: UNIT NO. 3E
3559 W. MONTROSE AVE., CHICAGO, IL 60618

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.