

UNOFFICIAL COPY



Chicago Title Insurance Company

**WARRANTY DEED
ILLINOIS STATUTORY
(Corporation to Individual)**



Doc#: 0923305004 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/21/2009 09:12 AM Pg: 1 of 3

THE GRANTOR, Utopian Properties, Inc., a corporation 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, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEY(S) and WARRANT(S) to Gabriel Garcia

(GRANTEE'S ADDRESS) of 70 Palatine Apt 119, Irvine, California 92612

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

See Exhibit 'A' attached hereto and made a part hereof

THIS IS NOT HOMESTEAD PROPERTY

SUBJECT TO: covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, party wall rights and agreements, general taxes for the year 2008 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2009

COMMONLY KNOWN AS: 155 N. ABERDEEN #202 & PS-71 CHICAGO, IL 60607.

Permanent Real Estate Index Number(s): 17-08-429-009-0000, 17-08-429-010-0000, 17-08-429-011-0000, 17-08-429-012-0000, 17-08-429-013-0000, 17-08-429-014-0000 and 17-08-429-015-0000

Address(es) of Real Estate: 155 N. Aberdeen St., Unit 202, Chicago, Illinois 60607

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its president, and attested by its secretary this 14th day of August 2009.

Utopian Properties, Inc.

By Christopher LeClair
Christopher LeClair
its president

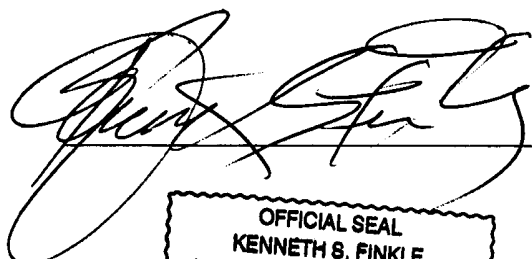
Attest Christopher LeClair
Christopher LeClair
its secretary

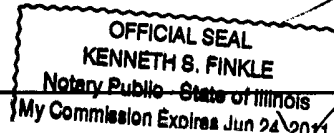
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STATE OF ILLINOIS)
) ss.
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Christopher LeClair, personally known to me to be the president of the Utopian Properties, Inc., and Christopher LeClair, personally known to me to be the secretary of said corporation, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such President and Secretary they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 14th day of August 2009

 (Notary Public)



Prepared By: Kenneth S. Finkle
 1401 W. Dundee Road, Suite 208
 Buffalo Grove, Illinois 60089

Mail To:
 Nicholas Jakubco
 2224 W. Irving Park Road
 Chicago, Illinois 60618

Name & Address of Taxpayer:
 Gabriel Garcia
 155 N. Aberdeen St., Unit 202
 Chicago, Illinois 60607

STATE OF ILLINOIS



AUG. 19.09

REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

REAL ESTATE
 TRANSFER TAX

00489.00

FP 103032

0000056273

COOK COUNTY
 REAL ESTATE TRANSACTION TAX

COUNTY TAX



AUG. 19.09

REVENUE STAMP

REAL ESTATE
 TRANSFER TAX

00244.50

FP 103034

0000056365

CITY OF CHICAGO

CITY TAX



AUG. 19.09

REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE

0000004273

REAL ESTATE
 TRANSFER TAX

05134.50

FP 103033

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1: UNITS 202 AND P-21 IN 155 N. ABERDEEN STREET CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF LAND,

PARCEL 1A:

LOTS 1, 2, 3 AND 4 (EXCEPT THE SOUTH 35 FEET OF LOTS 3 AND 4 DEEDED TO THE CITY OF CHICAGO BY DEED DATED FEBRUARY 20, 1923 RECORDED MARCH 21, 1924 AS DOCUMENT 8340042), INCLUDING THE PRIVATE ALLEY LYING NORTH AND ADJOINING AFORESAID LOTS 3 AND 4, IN PHELPS AND OTHERS SUBDIVISION OF LOT 14 IN BLOCK 31 IN CARPENTER'S ADDITION TO CHICAGO, IN THE SOUTHEAST $\frac{1}{4}$ OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 1B:

LOTS 13 AND 15 (EXCEPT THE SOUTH 35 FEET OF SAID LOT 15 CONVEYED TO THE CITY OF CHICAGO BY DEED DATED FEBRUARY 20, 1924 RECORDED MARCH 21, 1924 AS DOCUMENT 8340043) IN BLOCK 31 IN CARPENTER'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0919744049, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE RIGHT TO THE USE OF ROOF DECK FOR UNIT 202, A LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT 0919744049.

"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, EASEMENT, 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."