

# UNOFFICIAL COPY

0924731079 UNIC *Howey*  
**WARRANTY DEED**



Doc#: 0924731079 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/04/2009 12:57 PM Pg: 1 of 3

THE GRANTOR **4319-33 South Halsted LLC, an Illinois limited liability company**, organized under the laws of the State of Illinois, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid conveys and warrants to:

**Scott Zissman**, 426 Whitehall Drive, Arlington Heights, Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit: (see attached for legal description). **SUBJECT TO: General taxes for 2008 and subsequent years.**

**SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF**

Permanent Index No.: 17-33-202-027-0000

Address: 3106 S. Wells, Unit 2 and P-2, Chicago, IL 60616

No Tenant had any right of first refusal or option to purchase.

Dated: August 10, 2009

**4319-33 South Halsted LLC, an Illinois limited liability company**

By: 

Thomas J. Ferro, Jr.

This Instrument prepared by: Mark Ordower, 333 S. Desplaines, Suite 207, Chicago, IL 60661

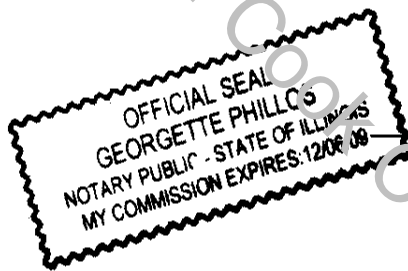
*303*

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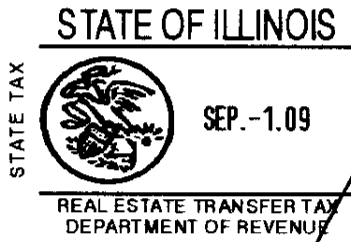
STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Thomas J. Ferro, Jr., personally known to me to be the managing member of 4319-33 South Halsted LLC, an Illinois limited liability company, appeared before me this day in person and severally acknowledged that as such officer he signed and delivered the said instrument pursuant to authority, and as his free and voluntary act and deed of said company, for the uses and purposes therein set forth.

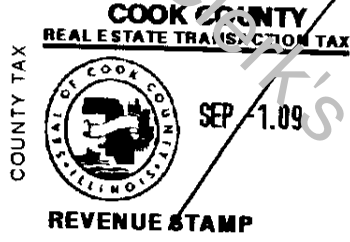
Given under my hand and official seal, this 10 day of August, 2009.



*Georgette Phillis*  
\_\_\_\_\_  
Notary Public



STATE TAX	# 000006119	REAL ESTATE TRANSFER TAX
		0024250
		FP 103037



COUNTY TAX	# 0000058406	REAL ESTATE TRANSFER TAX
		0012125
		FP 103042

**MAIL DEED TO:**

Rudy Mirasian, Esq.  
9933 Lawler Ave Ste 309  
Skokie, IL 60077

**SEND SUBSEQUENT TAX BILLS TO:**

SCOTT ZISSMAN  
3106 S. Wells #2  
Chicago IL 60616

City of Chicago  
Dept. of Revenue  
587706



Real Estate  
Transfer Stamp  
\$2,546.25

09/01/2009 09:49 Batch 00736 23

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## LEGAL DESCRIPTION OF THE PROPERTY

### PARCEL 1:

UNIT NUMBER 2 IN THE 3106 SOUTH WELLS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 103 IN E.N. LARMON'S SUBDIVISION OF BLOCK 3 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0833010021, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-2, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0833010021.

GRANTOR FURTHER GRANTS TO GRANTEE, THEIR 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 AFOREMENTIONED DECLARATION, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATIONS FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS, COVENANTS AND RESERVATIONS CONTAINED IN SAID DECLARATIONS, THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATIONS WERE RECITED AND STIPULATED AT LENGTH HEREIN.

Commonly Known As: 3106 S. Wells Street, Unit 2 and P-2, Chicago, Illinois

Permanent Index No.: 17-33-202-027-0000