

# UNOFFICIAL COPY

## WARRANTY DEED

GRANTOR(S):

**KINGSDALE ENTERPRISES, LLC,**  
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

Currently Maintaining Office at:  
10 Hidden Brook Drive  
North Barrington, IL 60061



Doc#: 0926031093 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/17/2009 12:27 PM Pg: 1 of 3

(The Above Space For Recorder's Use Only)

for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S)  
and WARRANT(S) to:

**Emilio Valentine**

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

P.I.N.: 13-14-412-043-1011  
and 13-14-412-043-1018

PROPERTY ADDRESS: 4252 N. Spaulding Ave ,Unit A2, Parking P-6, Chicago, IL 60618

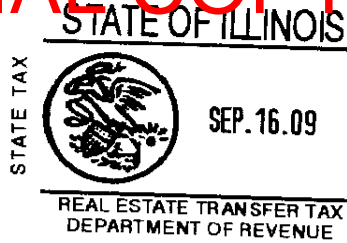
LEGAL: **SEE ATTACHED LEGAL DESCRIPTION MARKED AS EXHIBIT "A"**

**THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS 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.**

0700561 1/2  
SATURN TITLE LLC

UNOFFICIAL COPY



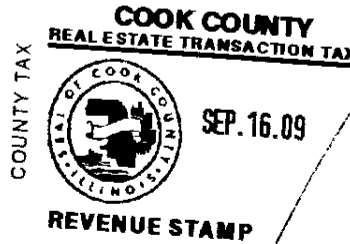
REAL ESTATE TRANSFER TAX
0019900
# 0000046676
FP 103037

Hereby releases and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said real estate forever.

DATED this 10 day of September, 2009

KINGSDALE ENTERPRISES, LLC

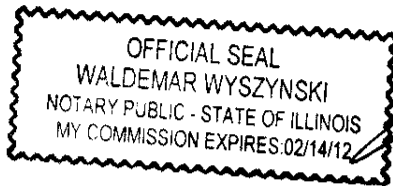
By: ~~John Breugelmans~~  
Its: ~~Managing Member~~



REAL ESTATE TRANSFER TAX
0009950
# 0000058966
FP 103042

STATE OF ILLINOIS, COUNTY OF COOK ) SS: I, the undersigned, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that John Breugelmans, the managing member of Kingsdale Enterprises, LLC, personally known to me to be the same person(s) whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that s/he signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 10 day of September, 2009



Prepared by: WALDEMAR WYSZYNSKI, Attorney at Law, 15 N. Northwest Hwy., Park Ridge, IL 60068

Return to:

Michael D Gerhardt  
730 W. Randolph St  
Chicago IL 60661

Send Subsequent Tax Bill To:

Emilio Valentin  
4252 N. Spaulding Ave #112  
Chicago IL 60618

City of Chicago  
Dept. of Revenue  
589340  
09/16/2009 14:04 Batch 07255 92



Real Estate  
Transfer Stamp  
\$2,089.50

# UNOFFICIAL COPY

## EXHIBIT "A"

### LEGAL DESCRIPTION:

UNIT 4252-A2 AND PARKING SPACE P-6 IN THE 4246 NORTH SPAULDING CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 22, 23 AND 24 IN BLOCK 3 OF W.H. CONDON'S SUBDIVISION OF THE WEST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH PLAT OF SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0615234022, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL WITH RESPECT TO THE UNIT BECAUSE THE UNIT WAS VACANT

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 LAND DESCRIBED THEREIN.

Cook County Clerk's Office