

WARRANTY DEED

THE GRANTOR 1747 WEST NORTH AVENUE, 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

CASEY RIEGER AND PATRICK FLAHERTY

(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)17-06-203-007-0000 ;

Address(es) of Real Estate 1747 W. NORTH AVE, UNIT # 2, CHICAGO , IL 60610

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 25TH day of SEPTEMBER, 2009.

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

1747 WEST NORTH AVENUE, LLC.
(Name of Corporation)

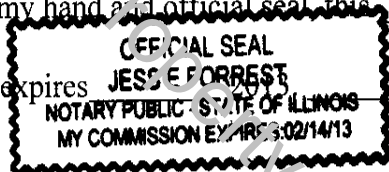
Managing Member

UNOFFICIAL COPY

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 1747 WEST NORTH AVENUE, 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 25TH day of SEPTEMBER, 2009.

Commission expires



Jesse E. Forrest
NOTARY PUBLIC

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

MAIL TO AND SEND SUBSEQUENT TAX BILLS TO:

CASEY RIEGER
1747 W. NORTH AVE # 2
CHICAGO, IL 60610

OR: RECORDER'S OFFICE BOX NO.

City of Chicago

Dept. of Revenue

590476

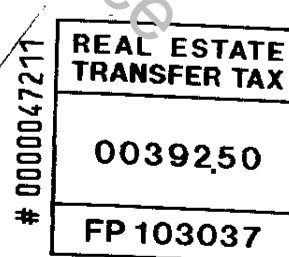
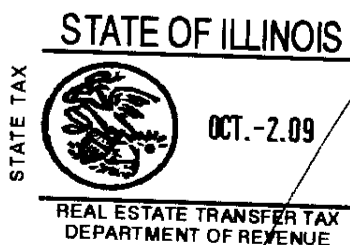
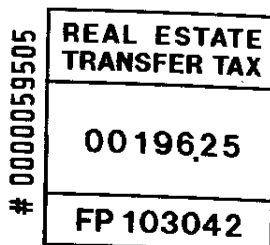
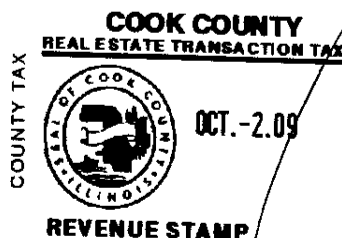
10/02/2009 09:33 Batch 00756 22



Real Estate

Transfer Stamp

\$4,121.25



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LEGAL DESCRIPTION

PARCEL 1:

UNIT 2 *IN THE 1747 WEST NORTH AVENUE* CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0918245067 AS AMENDED FROM TIME TO TIME , TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN SECTION 06, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY , ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACES NUMBER P-3 LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 0918245067.

P.I.N.:17-06-203-007-0000

COMMONLY KNOWN AS: UNIT NO. 2
1747 W. NORTH AVE, CHICAGO, IL 60610

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.