

UNOFFICIAL COPY

WARRANTY DEED (LLC to Individual - Illinois)



Doc#: 0929505006 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/22/2009 09:57 AM Pg: 1 of 3

THIS AGREEMENT, made this ____ day of October, 2009 between LOYOLA VISTA LLC; an Illinois 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, party of the first part, and

STEPHANIE VEIT

a single woman, divorced and not since remarried, of 1656 W Farwell, Chicago, IL

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

Lot 2 AM 0904268
WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Members of said company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

UNIT A-1 IN THE FARWELL AT THE LAKE CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 87 IN PRESTON'S SUBDIVISION OF BLOCKS 4, 8 AND 9 TOGETHER WITH LOT 1 IN BLOCK 7 IN THE PARTITION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 41 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 0822745088, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-3, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0822745088.

PERMANENT INDEX NUMBER: 11-32-202-013-0000 (underlying); 11-32-202-029-1001 (Unit A-1)
COMMONLY KNOWN AS: 1125 W FARWELL, UNIT A-1, CHICAGO, IL 60626

"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, 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."


C.J.
3

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Property of Cook County Clerk's Office

STATE TAX

STATE OF ILLINOIS



OCT. 20. 09


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000047855

REAL ESTATE TRANSFER TAX
00349.00
FP 103037

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



OCT. 20. 09

REVENUE STAMP

0000060148

REAL ESTATE TRANSFER TAX
00174.50
FP 103042

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THE TENANT OF THIS UNIT HAS WAIVED THEIR RIGHT OF FIRST REFUSAL.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: Covenants, conditions, restriction of record, and public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes and general real estate taxes for the year 2008, second installment, and subsequent years.

2009 (with circled X)

Permanent Real Estate Number(s): 11-32-202-013-0000 (underlying); 11-32-202-029-1001 (Unit A-1)
Address of Real Estate: 1125 W FARWELL, UNIT A-1, CHICAGO, IL 60626

IN WITNESS WHEREOF, said party of the first part has caused its signature to be hereto affixed, and has caused its name to be signed to these presents by and through its Manager, the day and year first above written.

LOYOLA VISTA LLC;
an Illinois Limited Liability Company

By: [Signature]
Manager

Instrument prepared by: Rosenthal Law Group, LLC, 3700 W Devon, Ste F, Lincolnwood, IL 60712.
MAIL TO: 09-05 B GB-011
Greg A Braun
McCormick Braun Friman, LLC
217 North Jefferson - 1st Floor
Chicago, IL 60661-1318
SEND SUBSEQUENT BILLS TO:
STEPHANIE VEIT
1125 W Farwell, Unit A-1
Chicago, Illinois 60626

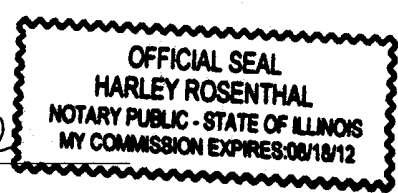
STATE OF ILLINOIS) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Cristov Dosev, Manager of LOYOLA VISTA LLC, an Illinois Limited Liability Company, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 7 day of October, 2009

Notary Public [Signature]

My Commission Expires: 8-18-2012



City of Chicago		Real Estate
Dept. of Revenue		Transfer Stamp
591626		\$3,664.50
10/19/2009 09:59	Batch 07276	48