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155137

DEED OF CONVEYANCE

<p>728 North Ada CONDOMINIUM DEED</p> <p>THIS INDENTURE, made this 9th day of November, 2009, between 728-730 Ada Development LLC, an Illinois limited liability company, with a mailing address c/o Bill Williams; 333 W. North Ave; STE 282, Chicago, Illinois 60610, 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 Ansel Bizarra and Maricel C. Curlos, as joint tenants with the right of survivorship, party of the second part.</p>	 <p>Doc#: 0931726317 Fee: \$44.00 Eugene "Gene" Moore RHSP Fee: \$10.00 Cook County Recorder of Deeds Date: 11/13/2009 02:26 PM Pg: 1 of 5</p>
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* *Maricel C. Curlos*, As Joint Tenants and not as Tenants
In Common,

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and No/100 (10.00) Dollars and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Manager of said company, by these presents does CONVEY AND WARRANT 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:

* *As Joint Tenants and not as Tenants In Common,*

UNIT 1 IN 728 NORTH ADA CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

SEE ATTACHED LEGAL DESCRIPTION

(HEREIN AFTER REFERRED TO AS "PARCEL") WHICH SURVEY IS ATTACHED AS EXHIBIT A TO DECLARATION OF CONDOMINIUM MADE BY 728-730 ADA DEVELOPMENT, LLC RECORDED ON APRIL 17, 2009 IN THE OFFICE OF THE RECORDER OF DEEDS IN COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 0910734076 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST AS AMENDED FROM TIME TO TIME (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY).

BOX 441

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Grantor also hereby Grants to the Grantee, its successors and assigns, the rights and easements set forth in said Declaration 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.

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, their 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: (i) general real estate taxes for 2008 and subsequent years; (ii) applicable zoning and building laws and building line restrictions, and ordinances; (iii) all rights, easements, restrictions, conditions, and reservations of record or contained in the Declaration and a reservation by 728 North Ada Condominium Association to itself and its successors and assigns, for the benefit of all Unit Owners (as such term is defined in the Declaration); (iv) utility easements of record; (v) the Condominium Property Act of Illinois (the "Act"); (vi) acts done or suffered by the Grantee or anyone claiming by, through or under the Grantee; (vii) streets and highways, if any; and (viii) such other matters as to which the title insurer commits to insure Grantee against loss or damage.

The tenant of the Unit either waived or failed to exercise the right of first refusal with respect to the subject Unit.

Permanent Real Estate Index Number: 17-08-103-029-0000

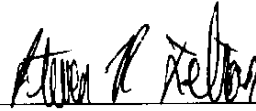
Address of real estate: 728 N. Ada Unit 1, Chicago, Illinois 60622

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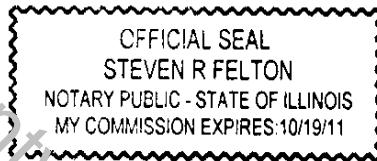
STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Bill Williams, as manager of 728-730 Ada Development, LLC, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager of said company, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said company for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this ~~10~~ day of October, 2009.



Notary Public




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IN WITNESS WHEREOF, Bill Williams, as manager of 728-730 Ada Development, LLC, has executed this instrument as of the day and year first above written.

728-730 ADA DEVELOPMENT, LLC,
an Illinois limited liability company

By: 
Name: Bill Williams
Its: Manager

This instrument was prepared by:	
Robert D. Lattas, Esq. 2220 West North Avenue Chicago, Illinois 60647	
After Recording Mail to:	Send Subsequent Tax Bills To:
<i>Daniel K. Hofstetter, Ltd</i> <i>111 W. Washington #1028</i> <i>Chicago, IL 60602</i>	<i>Ansel Bizarra & Marcie Carlos</i> <i>728 N. Ada, Unit J</i> <i>Chicago, IL 60622</i>

STATE TAX

STATE OF ILLINOIS
NOV. 10.09
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE


0000048723

FP 103037	00440.00	REAL ESTATE TRANSFER TAX
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City of Chicago
Dept. of Revenue
593586
11/09/2009 11:10 Batch 09422 61

Real Estate
Transfer Stamp
\$4,620.00

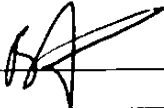


COOK COUNTY
REAL ESTATE TRANSACTION TAX
NOV. 10.09

REVENUE STAMP

# 0000061019	REAL ESTATE TRANSFER TAX
	0022000
	FP 103042

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Dated this 9th day of ~~October~~^{November}, 2009.

By:  _____
Name: _____
Its: _____ President

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