

Aff-1005234

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WARRANTY DEED
ILLINOIS STATUTORY

Doc#: 1009841071 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/08/2010 10:45 AM Pg: 1 of 3



LR3

AFF 1005234

Prepared By:
Law Offices Jay Hwan Chie
2454 E. Dempster St., Suite 310
Des Plaines, IL 60015

THE GRANTORS, 7612 North Marshfield, LLC, an Illinois limited liability company of the City of Chicago, County of Cook, State of Illinois for and in consideration of Ten (\$10.00) Dollars, and other good and valuable considerations in hand paid,

CONVEY(S) and WARRANT(S) to GRANTEE(S), Vitaly E. Guzhel, _____

- in FEE SIMPLE
- in JOINT TENANCY WITH RIGHT OF SURVIVORSHIP,
- in TENANTS IN COMMON, or
- in TENANCY BY THE ENTIRETY WITH RIGHT OF SURVIVORSHIP.

(GRANTEE'S ADDRESS) of 6931 W. North Ave., Unit 5 Oak Park of the County of Cook, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

See Legal Description attached hereto as Exhibit 'A'

SUBJECT TO: General real estate taxes not yet due and payable; covenants, conditions and restrictions of record; building lines and easements.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number: 11-30-218-021, 11-30-218-022, 11-30-218-023, 11-30-218-027

Address of Real Estate: 7616 North Marshfield, Unit 207, Chicago, IL 60626

Dated this 30 day of March, 2010

GRANTOR:

GRANTOR:

7612 North Marshfield, LLC
By Iovita Yaran, manager


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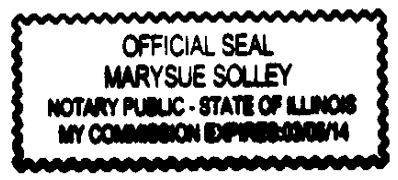
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STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **CERTIFY THAT 7612 North Marshfield, LLC, by Iovita Varan, manager personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.**

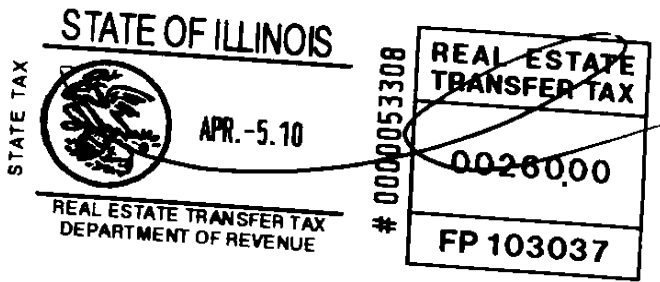
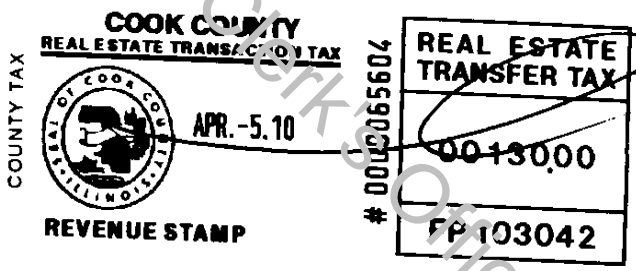
Given under my hand and notarial seal, this 30 day of March 2010


Notary Public




Mail To:
Anthony Klytta, Esq.
5680 N. Elston Ave.
Chicago, IL 60646

Name and Address of Taxpayer:
Vitaly E. Guzhel
7616 North Marshfield, Unit 207
Chicago, IL. 60626



City of Chicago
Dept. of Revenue
599249
4/5/2010 9:38
dr00764


Real Estate
Transfer
Stamp
\$2,730.00
Batch 934,057

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EXHIBIT 'A' Legal Description

PARCEL 1:

UNIT 207 IN THE MARSHFIELD PARK CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 29, 30, 31 AND 32 (EXCEPT THE SOUTH 2 FEET OF LOT 32) IN BIRCHWOOD ADDITION TO EVANSTON, A SUBDIVISION OF THAT PART OF THE SOUTH 6.25 CHAINS OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE CHICAGO MILWAUKEE AND ST. PAUL RAILROAD (EXCEPT THE SOUTH 33 FEET THEREOF CONVEYED TO THE CITY OF EVANSTON FOR STREET PURPOSES), IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0911303021, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P- 7, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0911303021.

PIN NUMBERS: 11-30-218-021-0000, 11-30-218-022-0000, 11-30-218-023 & 11-30-218-027-0000 (ALL AFFECT UNDERLYING LAND)

"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."

"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."

"THE TENANT OF THE UNIT HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL TO PURCHASE THE UNIT OR HAD NO RIGHT OF FIRST REFUSAL TO PURCHASE THE UNIT."