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Doc#: 1010912171 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/19/2010 11:16 AM Pg: 1 of 3

STEWART TITLE COMPANY
2055 W. Army Trail Road, Suite 110
Addison, IL 60101
630-889-4000

608350 1/2

WARRANTY DEED

THE GRANTOR 25th & Western Residential LLC, an Illinois Limited Liability Company, whose principal place of business is 10525 West Waveland, Franklin Park, IL 60131, party of the first part, for and in consideration of TEN and no/100ths (\$10.00) Dollars and other good and valuable consideration in hand paid, does hereby REMISE, RELEASE, ALIEN, AND CONVEY to Ariel and Evelia Torres, a married couple, party of the second part, of COOK COUNTY, ILLINOIS the following described Real Estate situated in the County of Cook and State of Illinois, to-wit:

** Not as tenants in common, but as joint tenants, but as tenants by the entirety,*
LEGAL DESCRIPTION: ATTACHED HERETO AS EXHIBIT A

Permanent Real Estate Index Number: 17-30-119-~~644~~⁰⁴⁵⁻¹⁰¹¹ AND 17-30-119-~~044~~⁰⁴⁵ 1023

Address of Real Estate: 2453 South Western Avenue, ^{Unit} ~~Condo~~ 2S, Chicago, Illinois 60608.
& Grantee address

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD SAID PREMISES FOREVER, subject to the following: covenants, conditions, and restrictions of record; public and utility easements; general real estate taxes for the year 2007 and 2008 and subsequent years; the DECLARATION OF CONDOMINIUM RECORDED ON December 29, 2006 AND the provisions of the Illinois Condominium Property Act.

Grantor also hereby grants to the Grantee and to his 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 herein. 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.

Grantor also hereby grants to the Grantee, together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim, or demand whatsoever, of the party of the first part, either in law or in 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, its successors and assigns forever. The party of the first part, for itself and its successors does hereby covenant, promise and agree with the party of the second part, that it has not done or suffered to be done anything, and to warrant and defend any claim, 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 or through or under it.

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IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its Manager Member this 24th day of March, 2010.

25TH & WESTERN RESIDENTIAL LLC, an Illinois Limited Liability Company

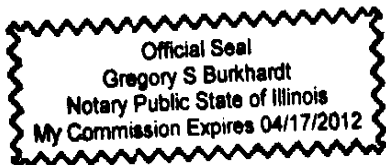
By: 25th & Western Residential LLC JAVIER D'ESCOTO

Its: Manager Member MANAGING MEMBER

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 JAVIER D'ESCOTO personally known to me to be the Manager of 25th & Western Residential LLC, an Illinois limited liability company, and 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 as such Manager, he signed and delivered the said instrument as his free and voluntary act and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 24th day of March, 2010.



[Signature]
NOTARY PUBLIC

This Instrument was prepared by:

JOHN STARUCK
5623 S MIDDAULT
DOWNS GROVE IL 60516

Mail subsequent tax bills:

Ariana + Evalia Torres
2453 S. Western Ave. #25
Chicago, IL 60609

After recording please mail to:

Mark J. Kmiecik, Esq.
7922 S. Pulaski, #101
Chicago, IL 60652


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EXHIBIT "A" TO DEED LEGAL DESCRIPTION

Units 2453-2S and P-11 together with their undivided percentage interest in the common elements in The Villa 24 Condominium, as delineated and defined in the Declaration recorded December 29, 2006 as document number 0636309030, in the Northwest ¼ of Section 30, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

CITY OF CHICAGO

CITY TAX



APR. 16. 10


REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000028744

REAL ESTATE TRANSFER TAX
0215250
FP 102807

STATE OF ILLINOIS

STATE TAX



APR. 15. 10

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE


0000000707

REAL ESTATE TRANSFER TAX
0020500
FP 102804

COOK COUNTY

REAL ESTATE TRANSACTION TAX

COUNTY TAX



APR. 15. 10

REVENUE STAMP

0000048053

REAL ESTATE TRANSFER TAX
0010250
FP 102810

Property of Cook County Clerk's Office