## **UNOFFICIAL COPY**

## WARRANTY DEED

THE GRANTOR

WABASH HOMES, LLC

for and in consideration of Ten and 00/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by its authorized representatives.



Doc#: 1017918045 Fee: \$38.00 Eugene "Gene" Moore RHSP Fee: \$10.06 Cook County Recorder of Deeds Date: 06/28/2010 12:37 PM Pg: 1 of 2

CONVEYS AND WARRANTS TO

## SHAYAN RAVANI and CLAUS PELZ, Joint Tenants

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

Parcel 1: Unit 412 in coliseum Park Condominiums Condominium, together with an undivided percent interest in the common elements as defined and delineated in the declaration recorded June 16,5 2009 as Document No. 0916616049 in Northwest Quarter of Section 22, 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 space P-38, a limited common element, as set forth in the Declaration of Condominium recorded as Document No. 0916616049.

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.

Commonly Known As: 1440 South Wabash, Unit 412

Chicago, Illinois 60605

P.I.N.: 17-22-106-114-0000 and 17-22-106-115-0000

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its authorized representative.

DATED this 25th Day of June, 2010.

WABASH HOMES, LLC

Viktor Jakovljević

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## **UNOFFICIAL COPY**

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 Viktor Jakovljevic is known to me to be the authorized representative of Wabash Homes, LLC as subscribed to the foregoing instrument, appeared before me this day in person and acknowledge that he signed, sealed and delivered the said instrument as his free and voluntary act and deed for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 25th Day of June, 2010.

OFFICIAL SEAL BYLLE L SKOCZEK

NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:07/19/11

Notary Public

This instrument was prepared by:

Thomas S. Moore

111 W. Washington Street, Suite 1100 Chicago, IL 60602

MAIL TO:

Angel DeJuan PO Box 577099 Chicago, IL 60657

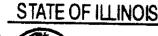
**SEND TAX BILLS TO:** 

Claus Pelz

1440 S Wabash, Unit 412

Chicago, IL 60605







JUN.28.10

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE







JUN.28.10

REVENUE STAM!

REAL ESTATE TRANSFER TAX

0019350

# FP103042