

UNOFFICIAL COPY



Chicago Title Insurance Company

WARRANTY DEED  
ILLINOIS STATUTORY  
(LLC to Joint Tenants)



10189330110

Doc#: 1018933011 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/08/2010 08:34 AM Pg: 1 of 3

THE GRANTOR, 2303 W. ROSCOE, LLC, a 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 that State, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEY(S) and WARRANT(S) to BENJAMIN FIECHTNER and ELISE L. JURY, of the City of San Jose, State of California, as Joint Tenants, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1: UNIT NUMBER 3 IN PROPOSED 2303 W. ROSCOE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:  
LOT 2 IN BLOCK 10 C. T. YERKES SUBDIVISION OF BLOCKS 33, 34, 35, 36, 41, 42, 43, 44 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 THEREOF), WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 2005518090 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

35A344021 C.A. J. IS NOTED 2 of 2

THAT PART LOT 2 IN BLOCK 10 C. T. YERKES SUBDIVISION OF BLOCKS 33, 34, 35, 36, 41, 42, 43, 44 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 THEREOF) IN COOK COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTH ZERO DEGREES 0' 00", AN ASSUMED BEARING ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 1.53 FEET, THENCE NORTH 90 DEGREES 0' 0" EAST, A DISTANCE OF 1.66 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 0 DEGREES 0' 00" EAST, A DISTANCE OF 3.90 FEET; THENCE SOUTH 90 DEGREES 0' 00" WEST, A DISTANCE OF 0.50 FEET; THENCE SOUTH 0 DEGREES 0' 00" EAST, A DISTANCE OF 26.70 FEET; THENCE SOUTH 45 DEGREES 45' 50" EAST, A DISTANCE OF 2.65 FEET; THENCE NORTH 90 DEGREES 0' 00" EAST, A DISTANCE OF 1.05 FEET; THENCE SOUTH 0 DEGREES 0' 0" EAST, A DISTANCE OF 24.05 FEET; THENCE SOUTH 90 DEGREES 0' 00" WEST, A DISTANCE OF 2.40 FEET; THENCE SOUTH 0 DEGREES 0' 0" EAST, A DISTANCE OF 18.60 FEET; THENCE NORTH 90 DEGREES 0' 00" EAST, A DISTANCE OF 6.55 FEET; THENCE SOUTH 0 DEGREES 0' 0" EAST, A DISTANCE OF 5.50 FEET; THENCE NORTH 90 DEGREES 0' 00" EAST, A DISTANCE OF 7.00 FEET; THENCE NORTH 0 DEGREES 0' 0" EAST, A DISTANCE OF 3.05 FEET; THENCE NORTH 90 DEGREES 0' 00" EAST, A DISTANCE OF 7.65 FEET; THENCE NORTH 0 DEGREES 0' 0" EAST, A DISTANCE OF 47.65 FEET; THENCE SOUTH 90 DEGREES 0' 00" WEST, A DISTANCE OF 4.30 FEET; THENCE NORTH 0 DEGREES 0' 0" EAST, A DISTANCE OF 23.95 FEET; THENCE SOUTH 90 DEGREES 0' 00" WEST, A DISTANCE OF 2.70 FEET; THENCE NORTH 0 DEGREES 0' 0" EAST, A DISTANCE OF 5.95 FEET; THENCE SOUTH 90 DEGREES 0' 00" WEST, A DISTANCE OF 14.25 TO THE POINT OF BEGINNING, LYING ABOVE A HORIZONTAL PLACE AT ELEVEN 12.85 FEET AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION 24.45 FEET (CHICAGO CITY DIRECTORY).

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BOX 334 CT

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Property of Cook County Clerk's Office

STATE OF ILLINOIS



JUL.-2.10

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000000000

REAL ESTATE TRANSFER TAX

00455.00

FP 103032

COOK COUNTY  
REAL ESTATE TRANSACTION TAX



JUL.-2.10

# 0000000000

REAL ESTATE TRANSFER TAX

00227.50

FP 103034

CITY OF CHICAGO



JUL.-2.10

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 000096775

REAL ESTATE TRANSFER TAX

04777.50

FP 103033

# UNOFFICIAL COPY

**PARCEL 2: THE (EXCLUSIVE) RIGHT TO THE USE OF P-3, AS A LIMITED COMMON ELEMENT AS SET FORTH IN THE DECLARATION OF CONDOMINIUM, AND SURVEY ATTACHED THERETO.**

**PARCEL 3:\***

**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 Reciprocal Easement Agreement, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration and REA 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 and REA the same as though the provisions of said Declaration and REA were recited and stipulated at length herein.

**SUBJECT TO:** General taxes for the year 2009 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years

Permanent Real Estate Index Number(s): **14-19-317-007-0000**

Address(es) of Real Estate: **2303 W. ROSCOE ST., UNIT #3, Chicago, IL 60618**

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its Members this 21<sup>st</sup> Day of JUNE, 2010.

2303 W. ROSCOE, LLC

By:   
KRZYSZTOF DOLIWA  
Member

(PARCEL 3 CONTINUED)

\*THE (exclusive) right to the use of R-3, as a limited common element as set forth in the declaration of condominium, and survey attached thereto.

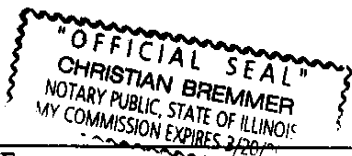
STATE OF ILLINOIS

ss.

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that KRZYSZTOF DOLIWA, personally known to me to be the Member of 2303 W. ROSCOE, LLC, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such Member he signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 21<sup>st</sup> Day of JUNE, 2010.



 (Notary Public)

Prepared By: Christian Bremmer, Esq.  
2847 N Pulaski Road, Suite CS  
Chicago, IL 60641

Mail To:

BENJAMIN FIECHTNER  
2303 W. ROSCOE ST., UNIT #3  
Chicago, IL 60618

Name & Address of Taxpayer:

BENJAMIN FIECHTNER  
2303 W. ROSCOE ST., UNIT #3  
Chicago, IL 60618