

UNOFFICIAL COPY

Warranty Deed



Doc#: 1030233175 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/29/2010 01:40 PM Pg: 1 of 2

Above Space for Recorder's Use Only

WINDY CITY PROPERTY PARTNERS, INC., a corporation 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 and ANA PARTNERS, LLC SERIES 2902, 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 the State of Illinois, for and in consideration of the sum of (\$10.00) TEN DOLLARS, in hand paid, and pursuant to authority given by the members of said limited liability company, as well as by the authority of the Illinois Limited Liability Company Act, 805 ILCS 180/1, *et seq.*, and the limited liability company's operating agreement dated June 20, 2006, does hereby Grant, Sell, Bargain and Convey to Wendy G. Mendez and Selvin Mendez, as tenants by the entirety, pursuant to the said power and authority referred to above, as well as every other power and authority thereunto enabling, the following described real estate situated in Cook County, Illinois, commonly known as 2902 N. Newcastle Avenue Chicago, IL 60634, legally described as:

THE SOUTH 59.47 FEET (EXCEPTING THE SOUTH 23 FEET THEREOF) OF LOT 55 IN MONTCLARE GARDEN SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PERMANENT INDEX NUMBER: 13-30-125-040-0000

ADDRESS OF REAL ESTATE: 2902 N. Newcastle Avenue Chicago, IL 60634

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; and general real estate taxes for 2009 and subsequent years

Dated this 22nd day of September, 2010

Windy City Property Partners, Inc.

By: Mehryar Elahi, President

ANA PARTNERS, LLC SERIES 2902

By: Andrey Mitev, Member

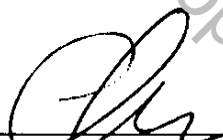
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STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

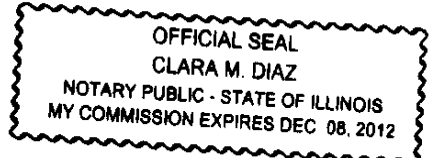
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Andrey Mitev and Mehryar Elahi personally known to me to be the same persons whose name are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 22nd day of September, 2010.



NOTARY PUBLIC


My Commission expires 12/8/2012



This instrument was prepared by:

Clara M Diaz
Attorney at Law
77 W. Washington, Suite 1716
Chicago, IL 60602

CITY OF CHICAGO



CITY TAX

OCT. 26. 10

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE


0000019145

REAL ESTATE TRANSFER TAX
0236250
FP 103026

MAIL TO:

W+S. MENDEZ
8902 N. NEWCASTLE
CHICAGO, IL 60634

STATE OF ILLINOIS



STATE TAX

OCT. 26. 10

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000000498


REAL ESTATE TRANSFER TAX
0022500
FP 103021

SEND SUBSEQUENT TAX BILLS TO:

same as above.

COOK COUNTY

REAL ESTATE TRANSACTION TAX



COUNTY TAX

OCT. 26. 10

REVENUE STAMP

000043377

REAL ESTATE TRANSFER TAX
0011250
FP 103025