

# UNOFFICIAL COPY



## WARRANTY DEED

Doc#: 1101934027 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/19/2011 09:12 AM Pg: 1 of 3

THE GRANTOR 2535 WEST CORTLAND, LLC.,

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 Ten----- DOLLARS, and other good and valuable consideration \_\_\_\_\_ in hand paid, and pursuant to authority given by the Board of Managers of said LLC., CONVEYS and WARRANTS to

SEAN STEUART

*and Jennifer Stewart husband and wife,*  
(Name and Address of Grantee) *as Tenants by the Entirety*

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

AS PER ATTACHED :

Permanent Real Estate Index Number(s) 13-36-413-011-0000, 13-36-413-012-0000 :

Address(es) of Real Estate 2533-35 W. CORTLAND STREET, UNIT # 3E, CHICAGO, IL 60647

SUBJECT TO: covenants, conditions and restrictions of record,

Document No.(s) \_\_\_\_\_ and \_\_\_\_\_ to General Taxes for 2010 and subsequent years.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Managing Member, this 13<sup>TH</sup> day of JANUARY, 2011.

*A10-1241F m2*  
Alliance Title Corporation  
5523 N. Cumberland Ave., Ste. 1211  
Chicago, IL 60656  
(773) 556-2222

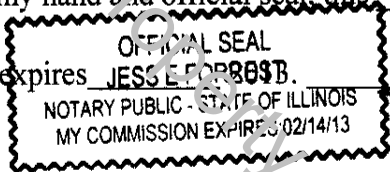
2535 WEST CORTLAND, LLC.,  
Name of Corporation)  
  
Managing Member

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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 BARTLOMIEJ PRZYJEMSKI personally known to me to be the Managing Member of the 2535 WEST CORTLAND, LLC., and personally known to me to be the same person whose names is subscribed to the foregoing instrument, appeared before me this day in person as such Managing Member, he signed and delivered the said instrument, as his free and voluntary act, and as the free and voluntary act and deed of said LLC., for the uses and purposes therein set forth.

Given under my hand and official seal, this 13<sup>TH</sup> day of JANUARY, 2011.

Commission expires JESSE FORREST



*Jesse Forrest*  
\_\_\_\_\_  
NOTARY PUBLIC

This instrument was prepared by JESSE F. FORREST 1400 RENAISSANCE DRIVE, SUITE # 203, PARK RIDGE, IL 60068  
(Name and Address)

MAIL TO AND SEND SUBSEQUENT TAX BILLS TO:

Mail to:

*James Zarzokus  
4315 N. Lincoln  
Chicago, IL 60618*

SEAN STEUART  
2533-35 W. CORTLAND ST., Unit # 3E  
CHICAGO, IL 60647

OR: RECORDER'S OFFICE BOX NO. \_\_\_\_\_

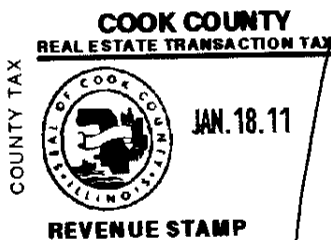
City of Chicago  
Dept. of Revenue  
**608568**



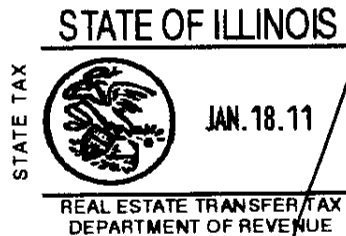
Real Estate  
Transfer  
Stamp  
**\$3,234.00**

1/18/2011 8:33  
dr00198

Batch 2,322,571



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<b>REAL ESTATE TRANSFER TAX</b>
<b>0015400</b>
<b>FP 103042</b>



# 0000061630
<b>REAL ESTATE TRANSFER TAX</b>
<b>0030800</b>
<b>FP 103037</b>

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LEGAL DESCRIPTION

**PARCEL 1:**

UNIT 3E *IN THE* 2533-35 WEST CORTLAND STREET CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 1014516001 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NUMBER P-6, AND STORAGE SPACE NUMBER S-3 LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 1014516001.

P.I.N.:13-36-413-011-0000; 13-36-413-012-0000

COMMONLY KNOWN AS: UNIT NO. 3E  
2533-35 W.CORTLAND STREET, CHICAGO, IL 60647

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.

SUBJECT TO: GENERAL REAL ESTATE TAXES AND SPECIAL ASSESSMENTS NOT DUE AND PAYABLE AT THE TIME OF CLOSING; APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES AND OTHER ORDINANCES OF RECORD; THE CONDOMINIUM DOCUMENTS, INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO, AND ALL OF THE COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS SET FORTH THEREIN; COVENANTS, CONDITIONS, RESTRICTIONS, BUILDING LINES AND OTHER MATTERS OF RECORD FILED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS; UTILITY EASEMENTS; ACTS DONE OR SUFFERED BY PURCHASER OR ANYONE CLAIMING BY, THROUGH OR UNDER PURCHASER; LEASES, LICENSES AND EASEMENTS RELATING TO LANDSCAPING, MAINTENANCE, REPAIR, SNOW REMOVAL, STORM WATER RETENTION, REFUSE OR OTHER SERVICES TO, FOR OR ON THE PROPERTY OR OTHERWISE AFFECTING THE COMMON ELEMENTS; TERMS AND PROVISIONS OF THE ILLINOIS CONDOMINIUM PROPERTY ACT.