

# UNOFFICIAL COPY



First American Title Insurance Company

**WARRANTY DEED  
ILLINOIS STATUTORY  
Corporation to Individual as Joint  
Tenants**



Doc#: 1109033095 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/31/2011 01:17 PM Pg: 1 of 3

ST 512 0894  
1043  
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Property of Cook County Clerk's Office

THE GRANTOR, 1452 WEST WALTON DEVELOPMENT GROUP, LLC, a corporation created and existing under and by virtue of the laws of the State of IL and duly authorized to transact business in the state of IL, for and in consideration of Ten and 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 THOMAS VILLANTI and ASHLEE CUZA not as Tenants in Common, but as Joint Tenants, of 222 NORTH COLUMBUS, UNIT 2608, CHICAGO, IL 60601 of the County of COOK, the following described Real Estate situated in the County of COOK in the State of IL, to ~~the~~ **F. E.**

**See Exhibit "A" attached hereto and made a part hereof**

SUBJECT TO: Taxes for the year(s) 2009 and 2010, 2010 taxes are not yet due or payable.

TO HAVE AND TO HOLD said premises as joint tenants forever.

Permanent Real Estate Index Number(s): 17-05-315-022-0000  
Address(es) of Real Estate: 1452 WEST WALTON, UNIT 3, CHICAGO, IL 60642

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Managing Partner, and attested by its this

15th day of MARCH, 2011

1452 WEST WALTON DEVELOPMENT GROUP, LLC

By: [Signature]  
CHRISTOPHER M. DELEEUW, Managing Partner

S Y  
P 3  
S N  
SC Y  
INT Y

Box 334

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STATE OF ILLINOIS, COUNTY OF LAKE ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that CHRISTOPHER M. DELEEUW, personally known to me to be the Managing Partner of the 1452 WEST WALTON DEVELOPMENT GROUP, LLC and , personally known to me to be the of said corporation, 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 CHRISTOPHER M. DELEEUW and they 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 15TH day of MARCH, 2011

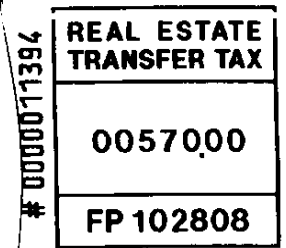
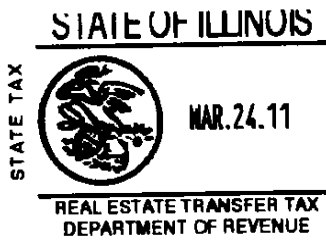
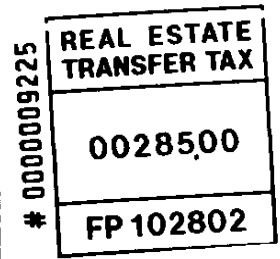
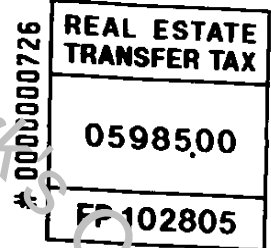
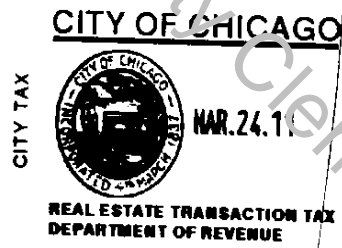


*Kent Elliott Novit* (Notary Public)

**Prepared by:**  
KENT ELLIOTT NOVIT  
NOVIT AND NOVIT, LLC  
100 NORTH LASALLE STREET, SUITE 1700  
CHICAGO, IL 60602

**Mail To:**  
*Mail to:*

**Name and Address of Taxpayer:**  
THOMAS VILLANTI & ASHLEE CUZA  
1452 WEST WALTON, UNIT 3  
CHICAGO, IL 60642



# UNOFFICIAL COPY

STREET ADDRESS: 1452 W WALTON STREET

UNIT 3

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER: 17-05-315-022-0000

*1 affects land a up*

**LEGAL DESCRIPTION:**

**PARCEL 1:**

UNIT 3 IN THE 1452 WEST WALTON CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 17 IN WHEELER'S SUBDIVISION OF THE WEST 1/2 OF THE NORTH 1/2 OF OUTLOT 22 IN CANAL TRUSTEES SUBDIVISION OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 1107618042, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-3, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 1107618042.

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