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WARRANTY DEED (Illinois)

Doc#: 1120242024 Fee: \$62.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/21/2011 09:15 AM Pg: 1 of 3

THIS DEED is made as of the 7th day of JULY, 2011, by and between CHICAGO BUSINESS GROUP, LLC ("Grantor," whether one or more), a Limited Liability Company duly organized pursuant to the laws of the State of Illinois, and ROY K CHERIAN a(n) _____ man, of _____, ("Grantee," whether one or more).

FIRST AMERICAN TITLE

ORDER # 2184107

WITNESSETH, that the Grantor, by the authority of its Manager, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does WARRANT, COVENANT, AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

UNIT NO. 5715-2S IN KIMBALL COURTS CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOTS 21, 22, AND THE SOUTH HALF OF LOT 23 IN BLOCK 62 IN W. K. KAISER AND COMPANY'S BRYN MAWR AVENUE ADDITION TO ARCADIA TERRACE, BEING A SUBDIVISION OF THAT PART OF THE SOUTHWEST 1/4 OF SECTION 1 AND THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 2, LYING WEST OF THE WESTERLY LINE OF THE RIGHT OF WAY OF THE NORTH SHORE CHANNEL OF SANITARY DISTRICT OF CHICAGO (EXCEPT STREETS HERETOFORE DEDICATED) IN TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THRID PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 12, 2007 AS DOCUMENT NO. 0710210140, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

P.I.N.: 13-02-421-041-1022 VOL. 0318

COMMONLY KNOWN AS: 5715 N KIMBALL AVE., UNIT 2S, CHICAGO, IL 60659

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Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, his heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: Covenants, conditions,

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restrictions of record, public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2010 and subsequent years.

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IN WITNESS WHEREOF, said Grantor has caused its signature to be hereto affixed, and has caused its name to be signed to these presents, this 7 day of July, 2011.

CHICAGO BUSINESS GROUP, LLC
By: DF COMPANY MANAGEMENT, INC., Its Manager

By: *Teodora Fulea*
President ~~MANAGER~~

Instrument prepared by: Rosenthal Law Group, LLC, 3700 W Devon, Ste E, Lincolnwood, IL 60712

MAIL TO:
NANCY SANDER
ATTORNEY AT LAW
8532 SCHOOL STREET
MORTON GROVE, ILLINOIS 60053

SEND SUBSEQUENT TAX BILLS TO:
ROY K CHERIAN
5715 N KIMBALL AVE
UNIT 2S
CHICAGO, IL 60659

OR RECORDER'S OFFICE BOX NO. _____

State of Illinois)
) SS
County of Cook)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Teodora Fulea, President of DF Company Management, Inc., Manager of Chicago Business Group, LLC, is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 7 day of July, 2011.

Notary Public *Alisa Habibovic*

My Commission Expires: 5-26-15

