

# UNOFFICIAL COPY

## WARRANTY DEED

(LLC to Individual)  
(Illinois)



Doc#: 1123804296 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/26/2011 01:08 PM Pg: 1 of 3

THIS AGREEMENT, made this 1st day of AUGUST, 2011, between DELTA PROPERTY INVESTMENTS, LLC, an Illinois Limited Liability Company, a 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, party of the first part, and JUAN L. ORTIZ AND IRIS CASTRO, husband and wife, 1921 Ash Street, Des Plaines, 60018, not as joint tenants by as tenants by the entirety, party of the second part, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

APR 1107614  
10/8

WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 Dollars and 00/100 in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Manager of said company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, 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:

### SEE ATTACHED LEGAL DESCRIPTION

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 party of the first part, 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 party of the second part, his heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, 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 incumbered 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, restriction of record, and 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 2011 and subsequent years.

Permanent Real Estate Number(s): 09-15-307-202-1058

Address(es) of Real Estate: 8812 BRIAR COURT, UNIT 1C, DES PLAINES, ILLINOIS 60016

Property not located in the corporate limits of  
the City of Des Plaines, Deed or Instrument  
not subject to transfer tax.

S. Brown 8/4/11  
City of Des Plaines

S  
P  
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SC  
INT

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IN WITNESS WHEREOF, said party of the first part has caused its signature to be hereto affixed, and has caused its name to be signed to these presents by and through its Manager, the day and year first above written.

DELTA PROPERTY INVESTMENTS, LLC

*James Chiu by Steven A. Nguyen*  
BY: as attorney in fact  
James Chiu, Manager

This instrument was prepared by: Phillip I. Rosenthal, 3700 W. Devon, #E, DES PLAINES, Illinois 60016

MAIL TO:  
Phillip I. Rosenthal  
3700 W. Devon, Suite E  
Lincolnwood, Illinois 60712

SEND SUBSEQUENT BILLS TO:  
JUAN L. ORTIZ AND IRIS CASTRO  
8812 BRIAR COURT, UNIT 1C  
DES PLAINES, Illinois 60016

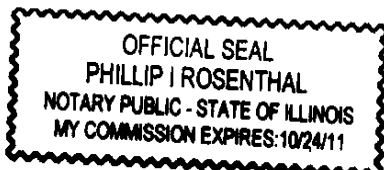
OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

STATE OF ILLINOIS ) ss.  
COUNTY OF COOK )

*By Steven A. Nguyen, Attorney in fact*

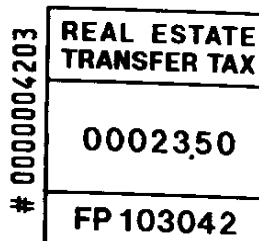
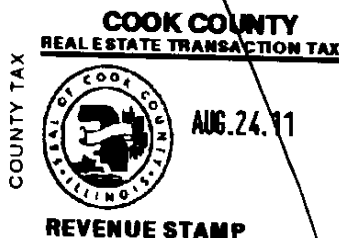
I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that James Chiu, is personally known to me to be the Manager as referred to in the body of this deed on and in behalf of DELTA PROPERTY INVESTMENTS, LLC, a Illinois Limited liability company and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that they signed and delivered the said instrument and pursuant to authority, given by the Managers of said limited liability company as their free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 1 day of AUGUST, 2011.



*[Signature]*  
Notary Public

Commission Expires: 10/24/11



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## LEGAL DESCRIPTION


### PARCEL 1:

UNIT NUMBER 8812-1C IN THE 8802-8816 BRIAR COURT CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 8 AND 9 (EXCEPT THE EAST 125 FEET THEREOF) IN GOETTSCHE'S SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED FEBRUARY 25, 2003 AS DOCUMENT NO. 0030263248, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENTS KNOWN AS PARKING SPACES 144 AND STORAGE SPACE 16 AS DELINEATED ON THE SURVEY ATTACHED TO DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 0030263248.

PROPERTY ADDRESS: 8812 Briar Court, Unit 1C, DES PLAINES, ILLINOIS 60016  
P.I.N.: 09-15-307-202-1058

STATE TAX	STATE OF ILLINOIS	# 0000004365	REAL ESTATE TRANSFER TAX
	 AUG. 24. 11		00047.00
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP 103037