

UNOFFICIAL COPY



Doc#: 1206749004 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/07/2012 10:06 AM Pg: 1 of 3

**WARRANTY DEED
ILLINOIS STATUTORY**

1015
PR11034

THE GRANTOR, **DARLENE ZARATE**, unmarried of 1601 76th Court, Unit 204, Elmwood Park, County of Cook, State of Illinois for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to **1601 CONDO, LLC**, 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, of 1601 76th Court, Unit 204, Elmwood Park, Cook County, Illinois all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

UNIT NO. 204 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS DEVELOPMENT PARCEL) LOTS 8, 1, AND 10 IN MILL'S AND SONS FIRST ADDITION TO GREENFIELDS, A SUBDIVISION OF THE SOUTH 191 FEET OF THE EAST HALF OF THE SOUTH WEST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION MADE BY THE MIDWEST BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST NO. 69-03-285 DATED MARCH 27, 1969 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT 21034924 AND RE-RECORDED AS DOCUMENT 21040530 ON DECEMBER 18, 1969, TOGETHER WITH AN UNDIVIDED 2.869 PERCENT INTEREST IN SAID DEVELOPMENT PARCEL (EXCEPTING FROM THE SAID DEVELOPMENT PARCEL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF DESCRIBED IN AND DELINEATED ON SAID DECLARATION AND SURVEY).

PARCEL 2: TOGETHER WITH AN EASEMENT FOR PARKING IN PARKING SPACE NO. 4, AS DELINEATED ON SAID SURVEY WHICH EASEMENT IS SUBJECT TO THE COVENANTS AND RESTRICTIONS SET FORTH IN SAID DECLARATION RECORDED AS DOCUMENT 21034924 AND RE-RECORDED AS DOCUMENT 21040530.

SUBJECT TO: Private, public and utility easements, and roads and highways, covenants, conditions and restrictions of record, special taxes or assessment, and general real estate taxes not due at the date hereof.

This is not homestead property.

Permanent Real Estate Index Number: 12-36-329-074-1004
Address of Real Estate: 1601 76th Court, Unit 204, Elmwood Park, IL 60707

Dated this _____ 1st day of March, 2012.

DARLENE ZARATE

PRECISION TITLE

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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **DARLENE ZARATE**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 1st day of March, 20 12.



Gabriel M. Caporale

(Notary Public)

Prepared by:
Salerno Law Group, P.C.
22 Calendar Court
2nd Floor
LaGrange, IL 60525

Mail To:

Salerno Law Group, P.C.
22 Calendar Court
2nd Floor
LaGrange, IL 60525

**EXEMPT UNDER THE PROVISIONS
OF PARAGRAPH 2 SECTION 4 OF
THE REAL ESTATE TRANSFER ACT**

SIGN & DATE *[Signature]* 3/1/12

Name and Address of Taxpayer:

1601 Condo, LLC - **DARLENE ZARATE, MANAGER**
1601 76th Court, #204
Elmwood Park, IL 60707



Village of Elmwood Park
Real Estate Transfer Stamp

gsB
EXEMPT
03-12

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated MARCH 1, 2012 Signature: *Darlene Zarate*
Grantor or Agent

Subscribed and sworn to before me by the
said DARLENE ZARATE
this 1 day of MARCH
2012.

Gabriel M. Caporale
Notary Public

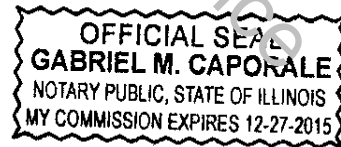


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated MARCH 1, 2012 Signature: *Darlene Zarate*
Grantee or Agent

Subscribed and sworn to before me by the
said DARLENE ZARATE
this 1 day of MARCH
2012.

Gabriel M. Caporale
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]