

UNOFFICIAL COPY

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SPECIAL (S-22)

**WARRANTY DEED**

(Entity to Individual)

mail to 12-193

Vytenis Lietuvninkas  
4536 West 63rd Street  
Chicago, IL 60629-5550

Name and Address of Taxpayer:

Mr. Hiroshi Kato  
2804 W. Chicago Ave., Unit #2  
Chicago, IL 60622



Doc#: 1214447012 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/23/2012 11:14 AM Pg: 1 of 3

Recorder's Stamp

THE GRANTOR(S), CHICAGO AVENUE WEST, LLC, an Illinois limited liability company, whose address is 3501 N. Southport, #109, Chicago, Illinois 60657, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid,

GRANT(S), BARGAIN(S), and SELL(S) to THE GRANTEE(S) HIROSHI KATO, whose address is 8768 Escondido Way, Boca Raton, Florida 33433, all of the Grantor's right, title and interest in and to the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO: General real estate taxes not due and payable at the time of date of this instrument; applicable zoning and building laws and building line restrictions, and ordinances; acts done or suffered by Grantee or anyone claiming by, through or under Grantee; streets, alleys and highways, if any; encroachments of the building onto adjoining property if said encroachments are endorsed over by the title insurer; covenants, conditions, restrictions, easements, permits and agreements of record, including the declaration of condominium and the operating agreement; the Condominium Property Act of Illinois; and liens and other matters of title over which the title insurer has insured without cost to Grantee.

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 land described therein. This deed is subject to all rights, easements, covenants, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

There were no tenants in the property as this is new construction.

Address of Property: 2804 W. Chicago Avenue, Unit #2  
Chicago, Illinois 60622

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Permanent Index Number(s): 16-01-326-079-1001

DATED this 17 day of May, 2012

Chicago Avenue West, LLC

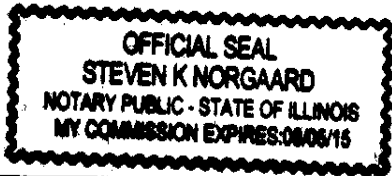
By:   
Peter N. Allen, Manager


State of Illinois )

County of Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Peter N. Allen**, Manager of **Chicago Avenue West, LLC**, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person acknowledged that as such Manager, signed, sealed and delivered said instrument as Manager of Chicago Avenue West, LLC, as the free and voluntary act and deed of Chicago Avenue West, LLC, for the uses and purposes therein set forth.

Given under my hand and official seal, this 17<sup>th</sup> day of MAY, 2012.



  
Notary Public

IMPRESS SEAL HERE

### COUNTY - ILLINOIS TRANSFER STAMP

NAME and ADDRESS OF PREPARER:

Steven K. Norgaard  
Attorney at Law  
493 Duane Street  
Glen Ellyn, IL 60137

#### REAL ESTATE TRANSFER 05/18/2012



**CHICAGO:** \$1,702.50  
**CTA:** \$681.00  
**TOTAL:** \$2,383.50

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#### REAL ESTATE TRANSFER 05/18/2012



**COOK** \$113.50  
**ILLINOIS:** \$227.00  
**TOTAL:** \$340.50

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## EXHIBIT "A"

### Legal Description:

PARCEL 1: UNIT 2 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 2804 W. CHICAGO CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 1016118071, IN THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P-A, AND TO THE EXCLUSIVE USE OF ROOF DECK 2, LIMITED COMMON ELEMENTS, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

Permanent Index Numbers: 16-01-526-079-1001

Address: 2804 W. Chicago Avenue, Unit #2  
Chicago, Illinois 60622

Property of Cook County Clerk's Office