

UNOFFICIAL COPY



Chicago Title Insurance Company

WARRANTY DEED
ILLINOIS STATUTORY
(Illinois Limited Liability
Company to Individual)



12202220030

Doc#: 1220222003 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/20/2012 08:33 AM Pg: 1 of 3

CR-5503350
Eg (of) 1
CW

Property of Cook County Clerk's Office

THE GRANTOR, JM & PM Properties, LLC., an Illinois 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, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said company, **CONVEY(S) and WARRANT(S)** to Bao-Khanh Nguyen, ~~single person~~, **(GRANTEE'S ADDRESS)** 4849 N. Spaulding, Chicago, Illinois 60625 of the County of Cook, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:
*** AND UJWAL J. SURENDER, WIFE AND HUSBAND, AND HOAT. NGUYEN, A MARRIED WOMAN, AS JOINT TENANTS**
See Exhibit 'A' attached hereto and made a part hereof

THIS IS NOT HOMESTEAD PROPERTY

SUBJECT TO: covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, party wall rights and agreements, general taxes for the year 2011 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2012.

Permanent Real Estate Index Number(s): 13-11-403-~~065~~-1003 ⁻⁰⁶⁵ _{DBL}
Address(es) of Real Estate: 5058 N Kimball #3, Chicago, Illinois 60625

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 Manager this 1 day of December, 2011.

JM & PM Properties, LLC.
an Illinois Limited Liability Company

By John McNaughton
John McNaughton
Manager

| | |
|---|------------|
| REAL ESTATE TRANSFER | 12/07/2011 |
| REAL ESTATE TRANSFER | 07/19/2012 |
| COOK | \$117.75 |
| ILLINOIS: | \$235.50 |
| TOTAL: | \$353.25 |
| 13-11-403-064-1003 20111101603022 CV988BM | |

| | |
|--|------------|
| REAL ESTATE TRANSFER | 07/19/2012 |
| CHICAGO: | \$1,766.25 |
| CTA: | \$706.50 |
| TOTAL: | \$2,472.75 |
| 13-11-403-064-1003 20111101603022 B8XJ26 | |

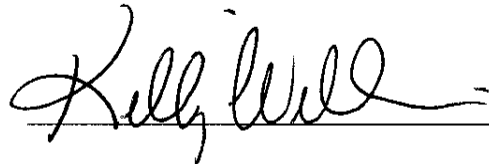
Bao 334

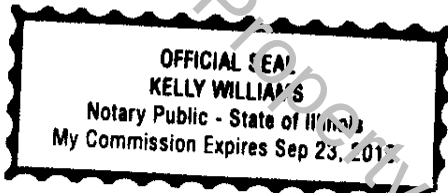
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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that John McNaughton, personally known to me to be the Manager of the JM & PM Properties, LLC., appeared before me this day in person and severally acknowledged that as such John McNaughton and Manager they signed and delivered the said instrument and caused the corporate seal of said company to be affixed thereto, pursuant to authority given by the Board of Directors of said company, as their free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

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

 (Notary Public)



EXEMPT UNDER PROVISIONS OF PARAGRAPH
SECTION 31 - 45,
REAL ESTATE TRANSFER TAX LAW
DATE: _____

Signature of Buyer, Seller or Representative

Prepared By: Daniel G. Lauer (Attorney at Law)
1424 W. Division Street
Chicago, Illinois 60622

Mail To:
Ivan Puljic
10 S. LaSalle #3500
Chicago, Illinois 60603

Name & Address of Taxpayer:
Bao-Khanh Nguyen
5058 N Kimball #3
Chicago, Illinois 60625

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UNOFFICIAL COPY**EXHIBIT 'A'****Legal Description**

PARCEL 1:

UNIT 5058-2 IN THE 5058 N KIMBALL CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 53 (EXCEPT THE SOUTH 5 FEET) AND THE SOUTH 10.47 FEET OF LOT 54 IN KRON'S SUBDIVISION OF THE EAST 1/2 OF BLOCK 7 AND THE EAST 1/2 OF BLOCK 10 IN JACKSON'S SUBDIVISION OF THE SOUTH EAST 1/4 OF SECTION 11 AND THE SOUTH WEST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE EAST 50 FEET OF THE WEST 158 FEET OF THE NORTH 183 FEET OF THE EAST 1/2 OF BLOCK 7 AFORESAID AND EXCEPT STREETS HERETOFORE DEDICATED) EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0608034035; 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-2, A LIMITED COMMON ELEMENT, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM OWNERSHIP, AND BY-LAWS, EASEMENTS, RESTRICTIONS AND COVENANTS RECORDED MARCH 21, 2006 AS DOCUMENT NUMBER 0608034035.

Commonly known as: 5058 North Kimball
Unit 3
Chicago 60625

PIN: 13-11-403-065-1003
6/k/a 13-11-403-064-1003