

# UNOFFICIAL COPY



Doc#: 1222142020 Fee: \$64.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/08/2012 09:01 AM Pg: 1 of 3

## WARRANTY DEED

*This instrument was prepared by:*  
Alexander Demchenko, Esq.  
Demchenko & Kashuba LLC  
2338 W. Belmont Ave.  
Chicago, IL 60618  
Tel.: 773-360-8803

WST 206097  
M. Kashuba  
AD

THE GRANTOR, **AUGUSTA HOLDINGS, INC.**, an Illinois corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to do business in the State of Illinois, for and in consideration of TEN (10) DOLLARS and other good and valuable consideration in hand paid, and pursuant to the authority given by the shareholders of said corporation, CONVEYS and WARRANTS to THE GRANTEE, **DAVE GAMBLIN** and **KELSEY GAMBLIN**, husband and wife, of the County of Cook, State of Illinois, not as joint tenants or tenants in common but as tenants by the entirety, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

\*DAN B.

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Permanent Real Estate Index Number: 16-01-413-026-0000

Address of Real Estate: 2644 W. Augusta Blvd., Unit 1, Chicago, Illinois 60622 -4572

SUBJECT TO: general real estate taxes not yet due; building lines and use or occupancy restrictions, covenants, conditions and restrictions of record; easement for public utilities; acts of the Grantee.

TO HAVE AND TO HOLD the said premises as husband and wife, not as joint tenants or tenants in common but as tenants by the entirety forever.

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 successor and assigns, the rights and easements set forth in said declaration for the benefit of the remaining property described therein.

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

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 President, and attested by its Secretary this 16<sup>th</sup> day of July, 2012.

AUGUSTA HOLDINGS, INC.

By: [Signature]  
Alexander Ivankevych, Secretary

S Y  
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SC Y  
INT X


BOX 334 CT

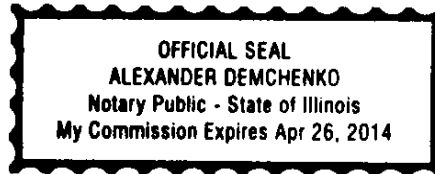
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STATE OF ILLINOIS )  
                                  ) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Oleksander Ivankevych, personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that as such Secretary he signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.


Given under my hand and notaries seal, this 16<sup>th</sup> day of July, 2012.

  
\_\_\_\_\_  
Notary Public



REAL ESTATE TRANSFER		07/24/2012
	COOK	\$149.50
	ILLINOIS:	\$299.00
	TOTAL:	\$448.50

16-01-413-026-0000 | 20120701602673 | 708GFD

REAL ESTATE TRANSFER		07/24/2012
	CHICAGO:	\$2,242.50
	CTA:	\$897.00
	TOTAL:	\$3,139.50

16-01-413-026-0000 | 20120701602673 | DTB0FZ

**MAIL TO:**

Randy Boyer  
3223 Lake Ave. #156-303  
Wilmette, IL 60091

**SEND SUBSEQUENT TAX BILIS TO:**

DAVID & KELSEY EMBLIN  
2644 WEST AUGUSTA BLVD #1  
CHICAGO, IL 60622

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## EXHIBIT A LEGAL DESCRIPTION

### PARCEL 1:

UNIT NUMBER 1 IN THE 2644 WEST AUGUSTA CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 28 IN BLOCK 3 IN WATRISS SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 (EXCEPT THE EAST 115 FEET) OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1136445005, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-1, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 1136445005.

Permanent Real Estate Index Number: 16-01-413-026-0000

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