

WARRANTY DEED

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Statutory (ILLINOIS)

(Company to Individual)

42012995

GRANTOR(S)

4834-40 Henderson, 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 Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to the grantee(s), BENIGNO VELAZQUEZ, III ANGELICA VELAZQUEZ 964 E. PRAIRIE., DES PLAINES, IL 60016



Doc#: 1413557166 Fee: \$40.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00 Karen A. Yarbrough Cook County Recorder of Deeds Date: 05/15/2014 11:32 AM Pg: 1 of 2

(The Above Space for Recorder's Use)

As Joint Tenants the following described real estate, situated in the County of Cook, in the State of Illinois, to wit:

PARCEL ONE:

UNIT 4836-3B IN THE 4834-40 W. HENDERSON CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 5, 6, 7 AND THE EAST 14 FEET 1/4 INCH OF LOT 8 IN ROSENBERG'S RESUBDIVISION OF LOTS 14 TO 45, INCLUSIVE, AND LOT 46 (EXCEPT THE EAST 30 FEET) OF BLOCK 1 OF EDWARDS SUBDIVISION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 13, 2007, AS DOCUMENT NO. 0725603002 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS

PARCEL TWO:

THE EXCLUSIVE RIGHT TO USE OF STORAGE SPACE S-13, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED SEPTEMBER 13, 2007, AS DOCUMENT NO. 0725603002

PIN: 13-21-411-041-1013

ADDRESS OF PROPERTY: 4836 W. HENDERSON, CHICAGO, ILLINOIS, 60641

There are no Tenants in the Unit with the right of first refusal. 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 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. subject to the following that the same do not interfere with Grantee's use or access to the Dwelling Unit, if any:

- 1. Real estate taxes not yet due and payable and for subsequent years;

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- 2. The Declaration, including all amendments and exhibits attached thereto;
- 3. Public and utility easements;
- 4. Covenants, conditions, restrictions of record as to use and occupancy;
- 5. Provisions of the Condominium Property Act of Illinois;
- 6. Installments due after the date of closing of assessments established pursuant to the Declaration;
- 7. Grantee's mortgage, and
- 8. acts done or suffered by the Grantee

TO HAVE AND TO HOLD the same unto said Grantee, and to the proper use, benefit and behalf, forever, of said Grantee.

IN WITNESS WHEREOF, Grantor has caused its name to be signed as of this 28 day of April, 2014

4834-40 HENDERSON, LLC

By: [Signature]
Nikola Lukic, Managing Member

STATE OF ILLINOIS)
) SS

COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Nikola Lukic, a Managing Member of 4834-40 HENDERSON, LLC, an Illinois limited liability company, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notary seal, this 28 day of April, 2014

[Signature]
NOTARY PUBLIC

OFFICIAL SEAL
 DAVID CHAIKEN
 NOTARY PUBLIC - STATE OF ILLINOIS
 MY COMMISSION EXPIRES: 07/29/17


Prepared by: David Chaiken, Esq., 111 W. Washington, #823, Chicago, IL 60602

Upon recording return to:



Mail tax bill to:

964 E. PRAIRIE AVE
DES PLAINES, IL 60016
BENIGNO VEZARQUEZ, III
AMERICA VEZARQUEZ

964 E. PRAIRIE AVE
DES PLAINES, IL 60016
BENIGNO VEZARQUEZ, III
AMERICA VEZARQUEZ

REAL ESTATE TRANSFER	05/13/2014
 CHICAGO:	\$412.50
CTA:	\$165.00
TOTAL:	\$577.50

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REAL ESTATE TRANSFER	05/13/2014
  COOK:	\$27.50
ILLINOIS:	\$55.00
TOTAL:	\$82.50

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