

UNOFFICIAL COPY

WARRANTY DEED INDIVIDUAL TO LIMITED LIABILITY COMPANY



Doc#: 1427533146 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/02/2014 03:51 PM Pg: 1 of 3

ILLINOIS

① STE# 14000031245/GMT# 12-0418C

Above Space for Recorder's Use Only

THE GRANTOR(S) Dr. Mital K. Patel, married to Pooja Oza*, of the City of Berwyn, County of Cook, State of Illinois for and in consideration of TEN and (00/00) DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to Berwyn 47 LLC, an Illinois Limited Liability Company created and existing under and by virtue of the Laws of the State of Illinois having its principal office at the following address, 12 Salt Creek Lane, Hinsdale, Illinois, 60521, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See page 2 for legal description attached here to and made part here of.)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for All of 2013 and First Installment of 2014 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 16-31-115-017-0000 & 16-31-115-013-0000

Address(es) of Real Estate:
3200 S. Oak Park Avenue, Unit 308 & P-37 Berwyn Illinois 60402

*Not a Homestead Property as per Pooja Oza.

The date of this deed of conveyance is 09/30/2014.

(SEAL) Mital K Patel

State of IL, County of COOK. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Mital K Patel personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



Given under my hand and official seal 09/30/2014.

Notary Public

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THE CITY OF REAL ESTATE
BERWYN, IL TRANSFER TAX



9-25-14 \$2,350.00

COLLECTOR'S OFFICE

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LEGAL DESCRIPTION

For the premises commonly known as:

3200 S. Oak Park Avenue, Unit 308 & P-37
Berwyn, Illinois 60402

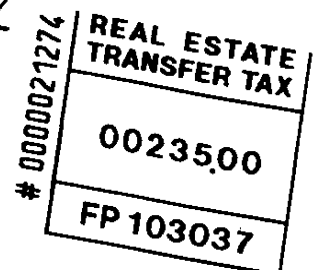
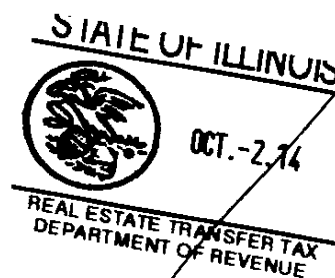
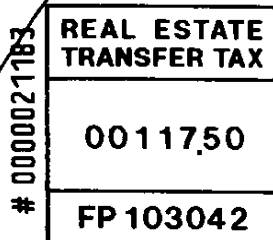
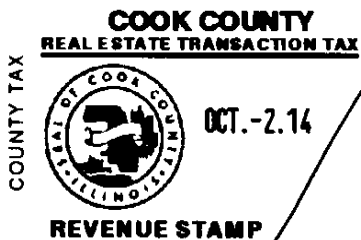
Legal Description:

SEE ATTACHED LEGAL

Property of Cook County Clerk's Office

<p>This instrument was prepared by Hiten Gardi Gardi & Haught, Ltd. 939 N. Plum Grove Rd., Ste. C Schaumburg, IL 60173</p>	<p>Send subsequent tax bills to: Berwyn 47 LLC Suite 400 12 Salt Creek Lane Hinsdale, Illinois 60521</p>	<p>Recorder-mail recorded document to: The Murphy Law Firm One Westbrook Corp. Ctr. Suite 300 Westchester, IL 60154</p>
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EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1:

DWELLING UNIT 308 AND GARAGE UNIT P-37 IN THE CENTURY STATION CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF PART OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1:

LOTS 30, 31, 32, 33, 34, 35, 36 AND 37 (EXCEPT THAT PART OF LOT 37 TAKEN FOR STREET) AND THAT PART OF VACATED ALLEY LYING SOUTHEASTERLY OF LOT 37 AND NORTHWESTERLY OF LOTS 30, 31, 32, 33, 34, 35 AND 36 ALL IN BLOCK 3 IN BERWYN, A SUBDIVISION OF PART OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 27 IN BLOCK 3 IN BERWYN, A SUBDIVISION OF PART OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOTS 28 AND 29 IN BLOCK 3 IN BERWYN, A SUBDIVISION OF PART OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; ALSO THAT PART OF VACATED ALLEY NORTH OF AND ADJOINING LOTS 28 AND 29 IN BLOCK 3 IN BERWYN AFORESAID, WHICH FALLS SOUTH OF THE SOUTH LINE OF 32ND STREET EXTENDED AND EASTERLY OF THE WEST LINE OF LOT 29 AFORESAID, EXTENDED NORTH, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 03, 2009 AS DOCUMENT 0915418046 AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE, S-25, A LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY TO CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0915418046.

THE FOLLOWING IS FOR INFORMATIONAL PURPOSES ONLY:

ADDRESS: DWELLING UNIT 308 - GARAGE UNIT P-37 STORAGE SPACE S-25
3200 S. OAK PARK AVE. a/k/a 6800 W STANLEY AVENUE, BERWYN, IL 60402
DWELLING UNIT 308 PIN: 16-31-115-017-0000
GARAGE UNIT P-37 PIN: 16-31-115-013-0000 (AFFECTS UNITS AND OTHER LAND)

