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**WARRANTY DEED
STATUTORY
(Illinois)**



Doc#: 1524022020 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/28/2015 09:04 AM Pg: 1 of 3

The Grantor, **7921 WEST GRAND AVENUE BUILDING 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 transaction business in the State of Illinois, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Members of said company, **CONVEYS** and **WARRANTS** to:

**TADEUSZ RUSEK
7547 Belden
Elmwood Park, Illinois 60707**

all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

ADDRESS OF REAL ESTATE: 7921 W. Grand Avenue, Unit 2A, Elmwood Park, Illinois 60707
Parking Space P-2A, Storage Space S-2A

Permanent Real Estate Index Number: 12-25-320-057-1005

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: General Real Estate Taxes for the year 2014 and subsequent years, Covenants, Conditions and Restrictions of Record.



Village of Elmwood Park

525.00

968 04-15

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its Members, this 2nd day of April, 2015.

**7921 WEST GRAND AVENUE BUILDING LLC,
an Illinois Limited Liability Company**

TERRY JAEGER, Member

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said county, in the state aforesaid, DO HEREBY CERTIFY that **TERRY JAEGER**, personally known to me to be a Member of said 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 and severally acknowledged that he signed and delivered the said instrument pursuant to the authority given by the Member 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 2nd day of April, 2015.

Commission Expires: 6-15-17

NOTARY PUBLIC



THIS INSTRUMENT WAS PREPARED BY:

Gregory G. Castaldi, Esq.
5521 N. Cumberland, #1109
Chicago, IL 60656

MAIL TO:

George Krasnik, Esq.
6444 N. Milwaukee
Chicago, Illinois 60631

SEND SUBSEQUENT TAX BILLS TO:

Tadeusz Rusek
7921 W. Grand, Unit 2A
Elmwood Park, Illinois 60707

REAL ESTATE TRANSFER TAX		27-Aug-2015
	COUNTY:	52.50
	ILLINOIS:	105.00
	TOTAL:	157.50

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**CHICAGO TITLE
COMPANY**

LEGAL DESCRIPTION

Order No.: 15PST162010PK

For APN/Parcel ID(s): **12-25-320-057-1005**

Parcel 1:

Unit 2A In 7921 West Grand Condominiums As Delineated On A Survey Of The Following Described Real Estate:

Lot 9 (Except The West 12.5 Feet), 10 And 11 In Mont Clare Home Addition Subdivision Of The West Half Of The Southwest Quarter Of Section 25, Township 40 North, Range 12 East Of The Third Principal Meridian, South Of The Chicago, Milwaukee And St. Paul Railroad, In Cook County, Illinois. Which Survey Is Attached As Exhibit A To The Declaration Of Condominium Recorded As Document Number 0619244051, Together With Its Undivided Percentage Interest In The Common Elements.

Parcel 2:

The Exclusive Right To Use Of Parking Space P-2A And Storage Space S-2A As Limited Common Elements As Delineated On A Survey Attached To The Declaration Recorded As Document 0619244051.

Property of Cook County Clerk's Office