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PREPARED BY:
Thomas J. Tartaglia
7819 W. Lawrence
Norridge, IL 60706

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Doc#: 1536545037 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/31/2015 01:02 PM Pg: 1 of 2

MAIL TAX BILL TO:
Joanne LaBanco and Natalie Mary LaBanco
7700 W. North Avenue, Unit 5E
Elmwood Park, IL 60707

MAIL RECORDED DEED TO:
Peter Silvestri
~~7700 W. ARMITAGE AVE.
ELMWOOD PARK, IL 60707~~

PLEASE RETURN TO:
BARRISTER TITLE
15600 SO. CICERO AVE.
OAK FOREST, IL 60452

TSBAR37095

WARRANTY DEED - LIMITED LIABILITY COMPANY TO INDIVIDUAL

(Illinois)

THE GRANTOR(S), Park Place on North Avenue, 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 Member(s) of said Limited Liability Company, party of the first part, CONVEYS and WARRANT(S) to Natalie Mary LaBanco, single person, of the State of Illinois, party of the second part, the following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit: 40 E OAK Street, Chgo, IL 60611

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

UNIT 5E, PARKING SPACE NO. 16, AND STORAGE SPACE NO. 16, BOTH LIMITED COMMON ELEMENTS, IN THE PARK PLACE ON NORTH AVENUE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 21, 22, 23 AND 24 IN MILLS AND SONS' FIRST ADDITION TO GREENFIELD, BEING A SUBDIVISION OF THE SOUTH 191 FEET OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, INCLUDING BALCONY AIR RIGHTS DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE BUILDING (SAID BUILDING CORNER BEING 3.01 FEET NORTH AND 2.76 FEET WEST OF THE SOUTHWEST CORNER OF LOT 21 (AS SHOWN ON PAGE 1 OF THE PARK PLACE ON NORTH AVENUE CONDOMINIUMS); THENCE NORTH ALONG THE EAST FACE OF THE BUILDING 29.5 FEET; THENCE WEST 22.75 FEET TO A STARTING POINT; THENCE SOUTH 6.0 FEET; THENCE WEST 15.3 FEET; THENCE NORTH 25 FEET; THENCE WEST 25.4 FEET; THENCE SOUTH 2.5 FEET; THENCE WEST 15.3 FEET; THENCE NORTH 6.0 FEET; THENCE EAST 13.5 FEET; THENCE SOUTH 3.5 FEET; THENCE EAST 29.0 FEET; THENCE NORTH 3.5 FEET; THENCE EAST 13.5 FEET TO A STARTING POINT ALL BETWEEN THE ELEVATIONS OF 112.95 FEET AND 152.90 FEET.

EXCEPT THAT PART OF SAID LOTS BEGINNING AT THE SOUTHEAST CORNER OF THE BUILDING (SAID BUILDING CORNER BEING 3.01 FEET NORTH AND 2.75 FEET WEST OF THE SOUTHEAST CORNER OF LOT 21, AS SHOWN ON PAGE 1 ON THE PLAT OF OF THE PARK PLACE ON NORTH AVENUE CONDOMINIUMS); THENCE NORTH ALONG THE EAST FACE OF THE BUILDING 29.5 FEET; THENCE WEST 36.25 FEET; THENCE SOUTH 3.5 FEET; THENCE WEST 29.0 FEET; THENCE NORTH 3.5 FEET; THENCE WEST 36.25 FEET; THENCE SOUTH 29.5 FEET; THENCE EAST 46.0 FEET; THENCE NORTH 16.8 FEET; THENCE EAST 9.5 FEET; THENCE SOUTH 16.8 FEET; THENCE EAST 46.0 FEET TO THE POINT OF BEGINNING;

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 30, 2007 AS DOCUMENT NUMBER 0733403126, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS. FOR INFORMATIONAL PURPOSES ONLY:

Common Address: 7700 West North Avenue, Elmwood Park, IL 60707
PIN # 12-36-327-036-1020

CCRD REVIEWER

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THIS IS NOT HOMESTEAD PROPERTY.

Permanent Tax Number: 12-36-327-036-1020

Commonly known as: 7700 W. North Avenue, Unit 5E, Elmwood Park, IL 60707

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its Authorized Member or Manager this 22 day of December 2015.

By Joseph Andriacchi
Joseph Andriacchi, Authorized Member or Manager

STATE OF ILLINOIS

COUNTY OF COOK

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Joseph Andriacchi, personally known to me to be the Authorized Member or Manager of, an Illinois Limited Liability Company, and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that as such Authorized Member or Manager, he/she signed and delivered the said instrument pursuant to authority given by the Members of said Limited Liability Company, as the free and voluntary act of the Authorized Member or Manager, and as the free and voluntary act and deed of said Limited Liability Company, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 22 day of December 2015

Notary Public
TASTAGLIA
STATE OF ILLINOIS
My commission expires 12/31/17

Exempt under the provisions of paragraph _____



Village of Elmwood Park
Real Estate Transfer Stamp

1125.00

COOK COUNTY
REAL ESTATE TRANSACTION TAX



DEC. 31. 15

REVENUE STAMP

00000262164
REAL ESTATE TRANSFER TAX
0011250
FP 103042

STATE OF ILLINOIS



DEC. 31. 15

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000026216
REAL ESTATE TRANSFER TAX
00225.00
FP 103037