

# UNOFFICIAL COPY

## WARRANTY DEED

Statutory (ILLINOIS)  
(LLC to Individual)



Doc#: 1611319040 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/22/2016 09:48 AM Pg: 1 of 2

THE GRANTOR, OLIVIA & ASSOCIATES, LLC, a limited liability company created and existing under and by virtue of the laws of the State of Illinois, and pursuant to authority given by the Manager of said limited liability company for an in consideration of ten dollars (\$10.00), and other good and valuable consideration, in hand paid, and pursuant to authority given by the Managers of said limited liability company, does hereby CONVEY and WARRANT to

ROBERT PRZYGNAT, of \_\_\_\_\_, all interest in the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: Real Estate taxes from 2015 and subsequent years; terms, provisions, covenants, conditions, and restrictions of record; public and utility easements; special governmental taxes or assessments for improvements not yet completed; and unconfirmed special governmental taxes or assessments, condemnation proceedings by the State of Illinois or other governmental unit or division.

PERMANENT INDEX NO. 24-18-200-032-1071

Commonly Known As 10500 Brooks Ln., #C7, Chicago Ridge, IL 60415

In Witness Whereof, Olivia & Associates, LLC has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Manager this 20<sup>th</sup> day of April, 2016.

Olivia & Associates, LLC, an Illinois Limited Liability Corporation

By: Joshua Inglis

Its: Manager

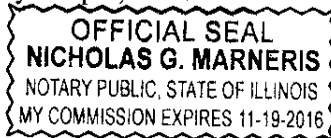
By: Joshua Inglis  
Joshua Inglis

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 Joshua Inglis, personally known to me to be the Authorized Signatory of Olivia & Associates, LLC, 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 as such signed and delivered the said instrument, pursuant to authority given by the Managers of said limited liability company, as their free and voluntary act, 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 official seal, this 20<sup>th</sup> day of April, 2016.

Commission expires 11/19 2016



[Signature]  
NOTARY PUBLIC

INSTRUMENT WAS PREPARED BY: Law Office of Niko G. Marneris, P.C., 10661 S. Roberts Rd., Ste. 107, Palos Hills, IL 60465

MAIL TO: **Chris Koczwar**  
**5832 S. Archer Ave.**  
**Under Ave. Suite**  
**Chicago, IL 60638**

SEND SUBSEQUENT TAX BILLS TO:  
Robert Przygnat  
10600 BROOKS LANE #C7  
CHICAGO RIDGE IL 60415



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## EXHIBIT "A" LEGAL DESCRIPTION

File No.: 20161364

UNIT NUMBER C7 IN TATRA CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: THE NORTH 123.17 FEET OF THAT PART OF LOT 3 IN WALES TOBEY'S SUBDIVISION OF THE NORTH HALF OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EAST LINE OF THE WEST 547.20 FEET OF SAID LOT 3 WITH THE CENTER LINE OF WEST 106TH STREET, THENCE SOUTH ALONG THE EAST LINE OF THE WEST 547.20 FEET OF SAID LOT 3, A DISTANCE OF 520.21 FEET TO THE NORTHWESTERLY LINE OF THE WABASH, ST. LOUIS AND PACIFIC RAILROAD; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF THE TRI-STATE TOLLWAY, THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF THE TRI-STATE TOLLWAY, A DISTANCE OF 255.31 FEET; TO THE CENTER LINE OF THE WEST 106TH STREET EXTENDED EAST; THENCE WESTERLY A DISTANCE OF 234.16 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS. WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 20, 2006 AS DOCUMENT NO. 0632-15091; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PIN: 24-18-200-032-1071

REAL ESTATE TRANSFER TAX		22-Apr-2016
	COUNTY:	27.25
	ILLINOIS:	54.50
	<b>TOTAL:</b>	<b>81.75</b>
24-18-200-032-1071   20160401693059   0-514-265-408		