

16-02987-11

WARRANTY DEED
Statutory (Illinois)
(Corporation to Limited Liability Company)

Doc#: 1625910123 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/15/2016 01:03 PM Pg: 1 of 2

Dec ID 20160701634553
ST/CO Stamp 0-206-920-512 ST Tax \$140.00 CO Tax \$70.00
City Stamp 0-741-727-040 City Tax: \$1,470.00

MAIL TO:

Scott Leonard
Leonard Law Firm
542 South Dearborn Street, 10th Floor
Chicago, IL 60605

NAME & ADDRESS OF TAXPAYER:

Ridge Units LLC
4550 N. Malden St.
Chicago, IL 60640

THE GRANTOR(S), Harris Potter, Inc., a corporation 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, part of the first part, for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, conveys(s) and warrant(s)

Ridge Units LLC

a limited liability company organized and existing under and by virtue of the laws of the State of Illinois having its principal office at the following address 4550 N. Malden St., Chicago, IL 60640, party of the second part, the following described Real Estate situated in Cook County and in the State of Illinois, to wit:

PARCEL 1: UNIT NO. 401 AND PARKING SPACE P-30 IN THE 7334 NORTH RIDGE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE SOUTH 70 FEET (AS MEASURED ON THE WEST LINE) OF LOT 6 (EXCEPT THE EAST 7 FEET THEREOF TAKEN FOR WIDENING RIDGE AVENUE) IN COUNTY CLERK'S DIVISION OF PART OF THE SOUTHWEST FRACTIONAL QUARTER OF FRACTIONAL SECTION 30, NORTH OF THE INDIAN BOUNDARY LINE IN TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THE SOUTH 70 FEET OF LOT "A" IN RIDGE HEIGHTS, BEING A SUBDIVISION OF LOT 7 (EXCEPT THE WEST 541 FEET THEREOF) IN COUNTY CLERK'S DIVISION OF PART OF THE SOUTHWEST FRACTIONAL 1/4 OF FRACTIONAL SECTION 30, NORTH OF THE INDIAN BOUNDARY LINE IN TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 9, 2005 AS DOCUMENT 0522119107, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-31 AND LAUNDRY ROOM LOCKER 25, AS LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID.

Permanent Index No.(s): 11-30-307-219-1031;11-30-307-219-1070
Property Address: 7334 N. Ridge Blvd, Unit #401, Chicago, IL 60645

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: to have and to hold the said premises as above described, with the appurtenances, unto the party of the second part, their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it will warrant and defend, subject to:

PREMIER TITLE

UNOFFICIAL COPY

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to the presents by its President, and attested by its Secretary, this 12 day of Sept, 20 16.

Name of Corporation: Harris Potter, Inc.

IMPRESS
CORPORATE
SEAL HERE

By [Signature]
Nasir Amin Khan, President

ATTEST: _____
Secretary

NOTE: PLEASE TYPE OR PRINT NAMES BELOW ALL SIGNATURES

STATE OF IL COUNTY OF Cook SS.

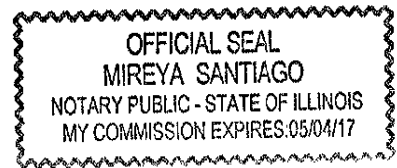
I, undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Nasir Amin Khan personally known to me to be the President of Harris Potter, Inc., and _____ personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 12 day of Sept, 20 16

[Signature] Notary Public
My commission expires 5.4.17

COUNTY - ILLINOIS TRANSFER STAMPS
Exempt Under Provision of
Paragraph __, Section 4,
Real Estate Transfer Act
Date: _____
Signature: _____

Prepared by:
Anselme Lindberg Oliver LLC
1771 W. Diehl Ste 120
Naperville, IL 60563



** This conveyance must contain the name and address of the Grantee for tax billing purposes (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).

PREMIER TITLE
1000 JORIE BLVD., SUITE 136
OAK BROOK, IL 60523
630-571-2111