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9646/0185 27 001 Page 1 of 3
2001-03-08 11:55:15
Cook County Recorder 25.00

WARRANTY DEED
Statutory (ILLINOIS)
(Individual to Individual)

GRANTOR(S),
IONEL DANCIU, married to
LIDIA DANCIU, and
LIVIU MIHULET, married to
CLAUDIA MIHULET, of the
County of Cook, in the
State of Illinois for and in
consideration of Ten Dollars (\$10.00)
and other good and valuable
consideration in hand paid,
CONVEY(S) and WARRANT(S)
to the grantee(s),
ADRIENNE CLAEBAUT,
A single woman
5328 N. Sawyer
Chicago, Il

(The Above Space For Recorder's Use)

the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED

THIS IS NOT HOMESTEAD PROPERTY.

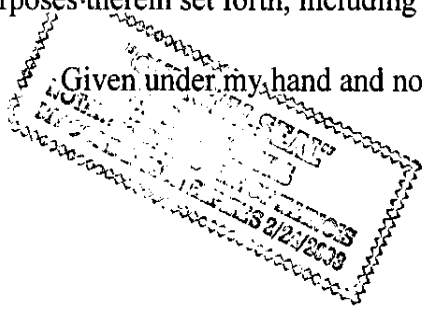
Dated this 28 day of FEB, 2001

LIVIU MIHULET
STATE OF ILLINOIS)
) SS
COUNTY OF Lake)

IONEL DANCIU

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that IONEL DANCIU, married to LIDIA DANCIU and LIVIU MIHULET, married to CLAUDIA MIHULET, 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 acknowledged that he signed, sealed and delivered the said instrument as his 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 notary seal, this 28 day of FEB, 2001



NOTARY PUBLIC

BOX 333-CTI

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Property of Cook County Clerk's Office

STATE TAX

STATE OF ILLINOIS



HAR. -7.01


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

000004704

REAL ESTATE TRANSFER TAX
0021700
FP 102808

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



HAR. -7.01


REVENUE STAMP

000006409

REAL ESTATE TRANSFER TAX
0000850
FP 102802

CITY TAX

CITY OF CHICAGO



HAR. -7.01

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

000002232

REAL ESTATE TRANSFER TAX
0162750
FP 102805

1001

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Legal Description

UNIT NUMBER 3 IN THE 6051 N. MOZART CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 23 IN KRENN AND DATO'S ADDITION TO NORTH EDGEWATER, A SUBDIVISION OF THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT NO. 0010117804 IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE OF PARKING SPACE P-3 AS LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0010117804.

PIN: 13-01-130-002

ADDRESS OF PROPERTY: 6049-51 N. Mozart, #3, Chicago, IL 60659

There are no tenants in the building.

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 though the provisions of said Declaration were recited and stipulated at length herein.

This deed is subject to:

1. Real estate taxes not yet due and payable and for subsequent years;
2. The Declaration;
3. Public and utility easements;
4. Covenants, conditions, restrictions of record as to use and occupancy;
4. Applicable zoning and building laws, ordinances and restrictions;
6. Roads and highways, if any;
7. Provisions of the Condominium Property Act of Illinois;
8. Installments due after the date of closing of assessments established pursuant to the Declaration;

and

9. Acts done or suffered by the Purchaser.

Mail to: Horst Seyferth
4003 N. Elston
Chicago, IL 60618

Sent Subsequent Tax Bills to: Adrienne Claerbaut
6051 N. Mozart, #3
Chicago, IL 60659