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Cook County Recorder

25.50

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THIS INSTRUMENT PREPARED BY:

LLOYD E. GUSSIS ATTORNEY AT LAW 2524 NORTH LINCOLN CHICAGO, IL 60614



WARRANTY DEED

THE GRANTOR, B & D DEVELOPMENT, L.L.C., a 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 (\$10.00) Dollars, in hand paid and pursuant to authority given by the company, CONVEYS AND WARPANTS unto Lydia Marchuk, the real estate commonly known as 540 West Oakdale, Unit # 2E, Chicago, Illinois, situated in the County of Cook, in the State of Illinois, being hereinafter legally described, TO HAVE AND TO HOLD said premises

IN WITNESS WHEREOF, said Grantor has caused its name to be signed this 5rd day of

ADDRESS: 540 West Oakdale, Unit # 2E, Chicago, Illinois

PTIN: 14-28-112-014-0000

B & D DEVELOPMENT, L.L.C.

93,375,00 Fransfer-Stamp. Real Estate

PS 85811 Aoja8 80:51 1002\01\40

28484S Dept. of Revenue City of Chicago

STATE OF ILLINOIS SS

COUNTY COOK John W. Donlarville

I, the undersigned, a Notary Public in and for said County and State, DO HEREBY CERTIFY that Michael Boyle, personally known to me to be the manager of B & D Development, L.L.C., 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 and as the free and voluntary act of said company, for the uses and purposes therein set forth.

 $_{\Lambda}$ GIVEN under my hand and notarial seal this $\frac{3M}{2}$ day of , 2001. Notary Public My commission expires SEND TAX BILL TO: MAIL TO: W. OAKDALF, UNIT 2-E John Corto COOK COUNTY STATE TRANSACTION TA PR. 10.01 იია_{ან}იი FP326670 FP326669

FO.OF. APA

SIVIE OF ILLINOIS

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REAL ESTATE
TRANSFER TAX

PARCEL 1:

Unit # 2E in The 540 West Oakdale Condominiums, as delineated on a survey of the following described real estate:

Lot 16 in Homewood, being a Subdivision of the South 5 chains of the North 25 chains of the West 10 chains of the East 1/2 of the Northwest 1/4 of Section 28, Township 40 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois;

which survey is attached to the Declaration of Condominium recorded as Document 00258606, together with an undivided percentage interest in the common elements.

PARCEL 2:

The exclusive right to use Parking Space , a Limited Common Element, as delineated on the Survey attached to the Declaration aforesaid recorded as Document No. 00258606.

Grantor also hereby grant: to the Grantee, its successors and assigns, as rights and easemers 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.

The tenant of the Unit, if any, either waived or failed to exercise the right of first refusal to purchase the Unit or had no right of first refusal to purchase the Unit.