UNOFFICIAL COPS Prepared by: Jess E. Forrest 4970 N. Harlem Ave., 2001-04-26 16:13:54 Harwood Hts., Il 60706 Cook County Recorder Return to: Future Taxes to Grant Address OR to: WARRAI (Individual to The Grantor(s) PATRIC JAROSLEWICZ, married to SYLVIA GIZA. (The above space for Recorder's use only) of the CITY **CHICAGO** County of COOK State of **ILLINOIS** for and in consideration of TEN ---Dollars and other good and valuable consideration, in hand paid, and warrants to FRANK GRAD 5647 N. NACLE AVE.. whose address is of the CITY CHICAGO County of COOK State of ILLINOIS all interest in the following real estate situated in the County of COOK in the State of Illinois to wit: AS PER ATTACHED: THIS IS NOT HOMESEAD PROPERTY OF GRANTORS hereby releasing and waiving all rights under and by virtue of the Hornestead Exemption Laws of the State of Illinois. Permanent Index Number(s): 13-26-210-029-0000 3042 N. CHRISTIANA AVE, UNIT # 2, CHICAGO, J Property Address: Dated this 2001 City of Chicago Real Estate Dept. of Revenue ransfer Stamp 249622 1.425.00 STATE OF **ILLINOIS** 04/26/2001 14:57 Batch 14649 COUNTY OF COOK I, the undersigned, a Notary Public, in and for said County and State aforesaid, certify PATRIC JAROSIEWICZ, married to SYLVIA GIZA, personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this signed, sealed and delivered the said instruments in person, and acknowledged that HE free and voluntary act for uses and purposes therein set forth, including the release and waiver of the right of homestead, Given under my hand and Notarial Seal this AFFIX TRANSFER TAX STAMP OR "Exempt under provisions of Section 4, Real Estate Transfer Tax Act. Notary Public, State of **ILLINOIS** My commission expires: 02/02/05 Date Official Seal Buyer, Seller or Representative Jess E Forrest Notary Public State of Illinois My Commission Expires 02/02/05

PARCEL: 1

UNIT NUMBER 2 IN THE 3042 N. CHRISTIANA CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED OF REAL ESTATE:

LOT 7 IN BLOCK 13 IN AVONDALE, BEING A SUBDIVISION OF LOTS 1, 2, 5 AND 6 IN BRAND'S SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM EXECUTED FEBRUARY 01, 2001 BY PATRIC JAROSIEWICZ AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON FEBRUARY 02, 2001 AS DOCUMENT NO. 0010131485, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL.

PARCEL: 2

THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENTS KNOWN AS STORAGE SPACE # 2 AND MARKING # 2 AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 00579460.

P.I.N.: 13-26-210-029-0000

COMMONLY KNOWN AS: UNIT NO.

3042 N. CHRISTIANA AVE., CHICAGO , IL

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 AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

SUBJECT TO: GENERAL REAL ESTATE TAXES AND SPECIAL ASSASSMENTS NOT DUE AND PAYABLE AT THE TIME OF CLOSING; APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES AND OTHER ORDINANCES OF RECORD; THE CONDOMINIUM DOCUMENTS, INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO, AND ALL ON THE COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS SET FORTH THEREIN; COVENANTS, CONDITIONS, RESTRICTIONS, BUILDING LINES AND OTHER MATTERS OF ASCORD FILED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS. UTILITY EASEMENTS; ACTS DONE OR SUFFERED BY PURCHASER OR ANYONE CLAIMING BY, THROUGH OR UNDER PURCHASER; LEASES, LICENSES AND EASEMENTS RELATING TO LANDSCAPING, MAINTENANCE, REPAIR, SNOW REMOVAL, STORM WATER RETENTION, REFUSE OR OTHER SERVICES TO, FOR OR ON THE PROPERTY OR OTHERWISE AFFECTING THE COMMON ELEMENTS; TERMS AND PROVISIONS OF THE ILLINOIS CONDOMINIUM PROPERTY ACT.







