

WARRANTY DEED
Statutory (ILLINOIS)
(Individual to Individual)

UNOFFICIAL COPY

0010319283

1637/0121 10 001 Page 1 of 3
2001-04-19 11:08:09
Cook County Recorder 47.50



The Grantor(s), ARISTOTLE SOTER, a bachelor, never having been married, of the City of Chicago, County of Cook, State of Illinois, for the consideration of Ten (\$10.00) dollars, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to KAREN KOZIATEK, of 4439 Greenview, Chicago, Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: See attached legal description,

Permanent Real Estate Index Number: 13-13-210-016

Address of Real Estate: 2511-13 WEST LELAND AVENUE, UNIT 2W
CHICAGO, ILLINOIS 60625

Dated this 11th day of APRIL 2001.

Aristotle Soter (SEAL)
ARISTOTLE SOTER

FIRST AMERICAN TITLE order # AC9711979
1072 Dana

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ARISTOTLE SOTER, 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



Given under my hand and official seal this 10th day of April, 2001
Commission Expires 02/07/05
NOTARY PUBLIC

This instrument was prepared by Gael Morris, of Lawrence & Morris, 2835 North Sheffield, Suite 232, Chicago, Illinois 60657

MAIL TO:
Michelle Laiss
1530 W Fullerton
CHICAGO, ILLINOIS 60614

SEND SUBSEQUENT TAX BILLS TO:
KAREN KOZIATEK
2511-13 WEST LELAND AVENUE, UNIT 2W
CHICAGO, ILLINOIS 60625

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Property of Cook County Clerk's Office

COOK COUNTY
REAL ESTATE TRANSACTION TAX
APR. 16.01
0750500000
00000540
REAL ESTATE TRANSFER TAX
00107.50
FP326670



COUNTY TAX
REVENUE STAMP

STATE TAX
STATE OF ILLINOIS
APR. 16.01



REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

000002662
REAL ESTATE TRANSFER TAX
00235.00
FP326669

City of Chicago
Dept. of Revenue
248759
04/13/2001 13:19 Batch 03577 48



Real Estate
Transfer Stamp
\$1,612.50

0010319283

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LEGAL DESCRIPTION:

UNIT 2W, IN LOTS 4 AND 5 IN BLOCK 5 IN NORTHWEST LAND ASSOCIATION'S SUBDIVISION OF THAT PART OF THE EAST ½ OF THE NORTHEAST 1/4 OF SECTION 13 TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF THE RIGHT OF WAY OF THE NORTHWESTERN ELEVATED RAILROAD IN COOK COUNTY, ILLINOIS.

Subject only to the following: (i) nondelinquent real estate taxes; (ii) applicable zoning, planned development and building laws and ordinances and other ordinances or record; (iii) encroachments onto the Property, if any; (iv) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (v) covenants, conditions, agreements, existing leases on the common elements, building lines and restrictions of record; (vi) easements recorded at any time prior to Closing, including any easements established by or implied from the Declaration or amendments thereto and any easements provided for in any plat or subdivision of the Project which may hereafter be recorded; (vii) terms, conditions and restrictions of the Declaration; (viii) roads or highways, if any; (ix) Purchaser's mortgage, if any; (x) limitations and conditions imposed by the Condominium Property Act of the State of Illinois; and (xi) liens, encroachments and other matters over which "Title Company" is willing to insure at Seller's expense.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said Unit set forth in the Declaration of Condominium; and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining land described therein.