

WARRANTY DEED
Statutory (ILLINOIS)
(Individual to Individual)

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2001-06-06 08:44:24
Cook County Recorder 23.50

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 DAVID YOUNGDAHL, of 4346 N. Kenmore, Apt. 1, Chicago, Illinois 60613, 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 1W
CHICAGO, ILLINOIS 60625

Dated this 23rd day of MAY, 2001.

Aristotle Soter (SEAL)
ARISTOTLE SOTER

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, a bachelor, never having been married, 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 official seal, this 23rd day of MAY, 2001



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

MAIL TO:
Andrew r. Andreasik
Bell, Boyd & Lloyd LLC
70 W Madison, Suite 3300
Chicago IL 60602

SEND SUBSEQUENT TAX BILLS TO:
David Youngdahl
2511-13 W. Leland Ave, Unit 1W
Chicago IL 60625

1st AMERICAN TITLE order # AC9714137 1083

City of Chicago
Dept. of Revenue
251868



Real Estate
Transfer Stamp
\$1,575.00

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LEGAL DESCRIPTION:

UNIT 1W IN 2511-13 WEST LELAND CONDOMINIUM AS DELINEATED ON THE SURVEY OF CERTAIN LOTS OR PARTS THEREOF IN SECTION 13 TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM, RECORDED APRIL 11, 2001 AS DOCUMENT NO. 0010292580, IN COOK COUNTY, ILLINOIS TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME.

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.

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