UNOFFICIAL COPY Chicago Title Insurance Company WARRANTY DEED ILLINOIS STATUTORY CONVEY(S) and Warrant(s) to Jonr -Paul Lujan (GRANTÈE'S ADDRESS) 1730 N Clark, Unit #913, Chicago, Illinois 60614 Illinois, to wit: See Exhibit 'A' attached hereto and made a part hereof SUBJECT TO: covenants, conditions and restrictions of record, general taxes for the year 2000 and subsequent years

2001-09-17 10:04:16

Cook County Recorder

25.00

THE GRANTOR(S), SER Enterprises, Inc., an Illinois Corporation, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid,

of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of

including taxes which may accrue by reason of new or additional improvements during the year(s)2000

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 14-17-413-003-0000, 14-17-413-004-0000, 14-17-413-005-0000 Address(es) of Real Estate: 923 W Gordon Terrace, Unit #1, Chicago, Illinois 60613

Dated this 31st day of Queust

SBR Enterprises, Inc., an Illinois Corporation

By: Jeffrey Grinspoon President

Attest

Jeffrey Grinspoon Seretary

STATE OF ILLINOIS

REAL ESTATE TRANSFER TAX

REAL STATE JRANSFER TAX

0031000

FP 102808

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT

personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 3/st day of Quest, 2001

"OFFICIAL SE Kurchoff J. Cutsua (Notary Public)
MICHELE L. OATSVALL

Notary Public, State of Illinois My Commission Exp. 02/18/2003

Prepared By:

Jeffrey Sanchez

55 W Monroe, Ste 3950 Chicago, Illinois 60603

Mail To:

John-Paul Lujan 1730 N Clark, Unit #913 Chicago, Illinois 60614

Name & Address of Taxpayer:

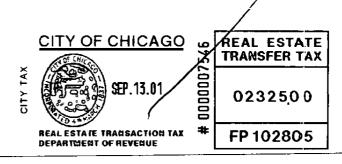
John-Paul Lujan 923 W Gordon Terrace, Unit #1 Chicago, Illinois 60613 CCOK COUNTY
REAL ESTATE
TRANSFER TAX

SP.13.01

REVENUE STAMP

REAL ESTATE
TRANSFER TAX

FP 102802



## **Legal Description**

## PARCEL 1:

UNIT 923-1 IN THE TERRACE VIEW CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 AND 2 IN THE OWNERS DIVISION OF LOTS 18, 19 AND 20 (EXCEPT THE WEST 18.46 FEET THEREOF) IN THE SUBDIVISION OF BLOCK 8 IN BUENA PARK, A SUBDIVISION IN SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN ALSO

THE WESTERLY 40 FEET OF LOT 17 (THE EASTERLY LINE OF SAID WESTERLY 40 FEET TO BE PARALLEL WITH THE WESTERLY LINE OF SAID LOT 17) IN BLOCK 8 IN BUENA PARK, A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0010304948 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS

## PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-7, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0010304948.

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.

The 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 Unit 923-1 has waived or has failed to exercise the right of first refusa.