



**WARRANTY
DEED
INDIVIDUAL**

THIS INDENTURE, made as of this 24th day of October, 2001 between Sunnyside Development, LLC, an Illinois limited liability company, ("Grantor") and Julie Malaker, a single person, ("Grantee"), whose address is 4638 North Campbell, #2, Chicago, IL 60625 for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid by the Grantee to the Grantor, the receipt and sufficiency of which is hereby acknowledged, by these presents does CONVEY and WARRANT unto the Grantee, his/her successors and assigns, FOREVER, all the following described real estate ("Real Estate"), situated in the County of Cook, State of Illinois known and described as follows, to wit:

Parcel 1: Unit No. 1B in the 3215 West Sunnyside Condominium as delineated on a survey of the following described real estate:

Lot 44 in Block 1 in Northwest Land Association Subdivision of the South 665.6 of the East 1/2 of the Northeast 1/4 of Section 14, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois;

Which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document No. 97240565; 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-1 and S-1, limited common elements, as delineated on the survey attached to the Declaration aforesaid recorded as Document No. 97240565.

Permanent Real Estate Index Number: 13-14-228-038-1001

Address of Real Estate: Unit No. 1B
3215 West Sunnyside
Chicago, Illinois 60625

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the

BOX 333-CN

Handwritten notes and signatures on the left margin, including a large signature that appears to read "Abert 960367 B".

Handwritten initials "JD" on the right margin.

UNOFFICIAL COPY

hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the Grantee, his/her successors and assigns forever.

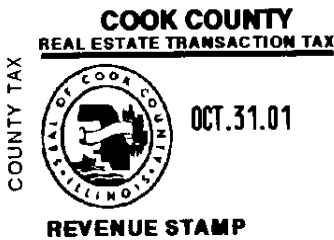
Grantor also hereby grants to the Grantee, his/her successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the Declaration of Condominium; and Grantor reserves to itself, its successors and assigns,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

Subject to: (1) general real estate taxes for the year 2001 and subsequent years; (2) other assessments or installments thereof not due and payable at the time of Closing; (3) the Condominium Property Act; (4) the Condominium Declaration; (5) public, private and utility easements which do not interfere with the habitability or marketability of the Unit; (6) covenants, conditions and restrictions of record that do not interfere with Purchaser's use of the Unit or the Common elements; (7) applicable zoning, planned unit development and building laws, ordinances and restrictions; (8) leases and licenses affecting the Common Elements; (9) acts done or suffered by the Purchaser; (10) rights of the public, the City of Chicago and State of Illinois in and to that part of the land taken and used for roads and highways, if any.

IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be executed as of the day and year first written above.

Sunnyside Development, LLC,
an Illinois limited liability company

By: Patricia A. Iellu
Its Managing Member



# 0000017785	REAL ESTATE TRANSFER TAX
	00090.00
	FP 102802

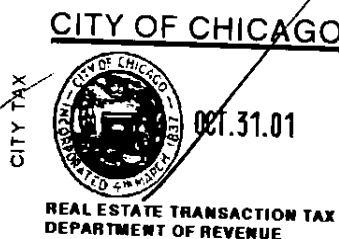
THIS DOCUMENT WAS PREPARED BY:

Martin K. Blonder
Field and Goldberg, LLC
321 South Plymouth Court
Suite 800
Chicago, IL 60604

11039527



# 0000017756	REAL ESTATE TRANSFER TAX
	00180.00
	FP 102808



# 0000009125	REAL ESTATE TRANSFER TAX
	01350.00
	FP 102805

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that **Patricia A. Feller, a Managing Member of Sunnyside Development, LLC, an Illinois limited liability company**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal as of this 24th day of October, 2001.

Gail L. Candela
Notary Public

My Commission Expires:

8-3-02



AFTER RECORDING, THIS DOCUMENT SHOULD BE RETURNED TO:

Fred Sherman
800 Waukegan Road, #204
Glenview, IL 60025

Property of Cook County Clerk's Office