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2000-03-16 13:52:07
Cook County Recorder 25.50

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1/2
WARRANTY DEED
ILLINOIS STATUTORY
(CORPORATION TO INDIVIDUAL)



THE GRANTOR, **ST. GEORGE LOFTS, LTD.**, a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS AND WARRANTS to JOHN PEEKEZES

Address: 2741 W. Rascher, Chicago, Illinois 60625
the following Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Address of Real Estate: UNIT(S) 107 and P-7
2161 NORTH CALIFORNIA AVENUE
CHICAGO, ILLINOIS 60647

Permanent Real Estate Index Number: 13-36-214-017

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President and attested by its Secretary this 15 day of March, 2000.

ST. GEORGE LOFTS, LTD.,
an Illinois corporation

BY: [Signature]
Its President

ATTEST: [Signature]
Its Secretary

3M

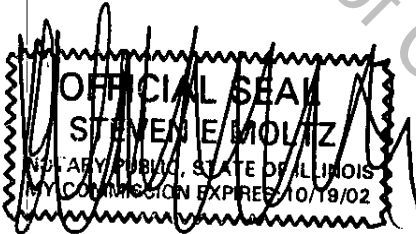
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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that JAMES P. BOLDUC, personally known to me to be the President of ST. GEORGE LOFTS, LTD., an Illinois corporation, and GEORGE MILLER, personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Secretary they signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 15th day of March, 2000.

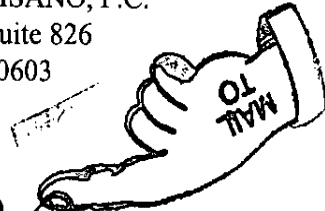


[Signature]
NOTARY PUBLIC

Prepared By:
Steven E. Moltz
JOSEPH D. PALMISANO, P.C.
79 West Monroe, Suite 826
Chicago, Illinois 60603



Mail To:
ANDREW A. GOLKO
5790 N. Lincoln Ave
Chicago, IL 60659



COOK COUNTY
REAL ESTATE TRANSACTION TAX



MAR. 16.00

REVENUE STAMP

REAL ESTATE TRANSFER TAX
0010000
FP326670

000019931

Name and Address of Taxpayer:

JOHN PREKEZES
Unit 107
2161 N. California
Chicago, IL 60647

STATE OF ILLINOIS

STATE TAX



MAR. 16.00

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
0020000
FP326669

000010391

City of Chicago

Dept. of Revenue



Real Estate

Transfer Stamp

222186

\$1,500.00

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UNIT(S) 107 and P-7 in ST. GEORGE LOFTS CONDOMINIUM as delineated on a survey of the following described real estate:

Lots 17, 18, 19 and 20 in W. O. Cole's Subdivision of Lots 22 to 25 inclusive and Lots 30 to 35 inclusive in Block 2 in L. Stave's Subdivision of that part of the Northeast ¼ of Section 36, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois;

which survey is attached to the Declaration of Condominium recorded as Document number 99898177, together with an undivided percentage in the Common Elements.

Units 107 and P-7

ADDRESS: **2161 NORTH CALIFORNIA AVENUE, CHICAGO, ILLINOIS 60657**

P.I.N. **13-36-214-017**

SUBJECT TO: (1) general real estate taxes not due and payable at the time of closing; (2) the Declaration of Condominium recorded September 23, 1999 as Document number 99898177 including all amendments and exhibits thereto, the same as though the provisions of said Declaration were recited and stipulated at length herein; (3) applicable zoning and building laws and ordinances; (4) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (5) utility easements, if any, whether recorded or unrecorded; (6) covenants, conditions, restrictions, encroachments and easements of record.

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, 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.

THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL.