2002-03-14 13:15:19 Cook County Recorder

WARRANTY DEED



202936823

LOULEE, INC., AN ILLINOIS CORP., THE GRANTOR

$\mathcal{N}\mathcal{N}_{\mathcal{N}}$	State of Illinois State of Illinois DOLLARS, and other gin hand paid, and pu	d and existing under and by virtue of the laws of theand duly authorized to transact business in the, for and in consideration of the sum ofTen bud and valuable consideration rount to authority given by the Board ofDirectors , CONVEYS and WARRANTS to PHILIP J. SPENCE , Jr.,	
VLA		(Name and Address of Grantee)	
1 ~	the following descri	bed Real Estate situated in the County of <u>Cook</u>	
\sim	in State of Illinois	1 1/61 67	
90-109	As Per Attached	: Village of Elmwood Park Real Estate Transfer Stamp 250.00	
AO	This is not Hom	estead Property of Grantor.	
	Permanent Real Estat	e Index Number(s) 12-25-320-051-0000	
	Address(es) of Real	Estate <u>7929 W. GRAND AVE., UNIT # 101, ELMWOOD PARK, IL</u> 60707	
	SUBJECT TO: covenant	s, conditions and restrictions of record,	
	Document No.(s) for 2001	; and to General Taxes and subsequent years.	
		said Grantor has caused its corporate scal to be hereto	
	affixed, and has caused its name to be signed to these presents by its		
	President, and attested by itsSecretary, this 150 day of2002.		
	<u> </u>		
		LOULEE, INC., AN ILLINOIS CORP.,	
		(Name of Corporation)	
	Impress Corporate Seal	They care	
	Here	President	
		Sum Sw	
		Secretary	

REVENUE STAMP

FP326670

UNOFFICIAL COPY

State of Illinois, County of <u>Cook</u> ss. I, the understand in and for the County and State aforesaid, Do HEREBY LUIGI P. ADAMO personally known to me to be to	Y CERTIFY that		
President of the LOULEE, INC., AN ILLINOIS CORP.,			
corporation, and LEONA M. SONNE Secretary, they signed and delivered the same instrument and caused the corporate seal of said	son whose names me this day in President		
corporation to be affixed thereto, pursuant to aut the Board of <u>Directors</u> of said corporation, as their free act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.	thority given by and voluntary		
Given under my hand and official seal, this kinday of my	2002.		
Commission expires Official Seal Jess E Forrest Notary Public State of Illinois NOTARY PUBLIC			
This instrument was prepared by			
4970 N. HARLEM AVE., HAFWOOD HTS., IL 607	/06		
SEND SUBSEQUENT TAX BILLS TO:			
(Name)			
MAIL PHILIP J. SPENCEJ (Name)	<u> </u>		
TO: (Address)			
	2		
(City, State and Zip) ELMWOOD PARK , IL 60707	7		
(City, State and Zip)	<u>′</u>		
OR: RECORDER'S OFFICE BOX NO. 250			
COOK COUNTY REAL ESTATE TRANSFER TAX STATE OF ILLINOIS TRANSFER TAX HAR. 14.02	REAL ESTATE TRAMSFER TAX		

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

FP326669

PARCEL: 1

UNIT NUMBER 101 IN THE 7929 W. GRAND AVENUE CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:
LOTS 7,8,9 (EXCEPT THE EAST 12.50 FEET THEREOF) IN MONT CLARE HOME ADDITION, SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF THE CHICAGO, MILWAUKEE AND ST PAUL RAILROAD, IN COOK COUNTY, ILLINOIS, WHICH, SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM EXECUTED JUNE 20, 2001 BY LOULEE, INC .AN ILLINOIS CORPORATION AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON JUNE 21, 2001 AS DOCUMENT NO. 10546378, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL: 2

THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENTS KNOWN AS PARKING # - AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 10546378.

P.I.N.: 12-25-320-051-0000

COMMONLY KNOWN AS: UNIT NO. 201

7929 W. GRAND AVE., ELMWOOD PARK, IL 60707

GRANTOR ALSO HEREBY GRANTS TO THE GRANTE, 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 CASEMENTS 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.

SUBJECT TO: GENERAL REAL ESTATE TAXES AND SPECIAL ASSESSMENTS NOT DUE AND PAYABLE AT THE TIME OF CLOSING; APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES AND OTHER ORDINANCES OF RECORD; THE CONDOMINIUM DOCUMENTS, INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO, AND ALL OF THE COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS SET FORTH THEREIN; COVENANTS, CONDITIONS, RESTRICTIONS, BUILDING LINES AND OTHER MATTERS OF RECORD FILED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS; UTILITY EASEMENTS; ACTS DONE OR SUFFERED BY PURCHASER OR ANYONE CLAIMING BY, THROUGH OR UNDER PURCHASER; LEASES, LICENSES AND EASEMENTS RELATING TO LANDSCAPING, MAINTENANCE, REPAIR, SNOW REMOVAL, STORM WATER RETENTION, REFUSE OR OTHER SERVICES TO, FOR OR ON THE PROPERTY OR OTHERWISE AFFECTING THE COMMON ELEMENTS; TERMS AND PROVISIONS OF THE ILLINOIS CONDOMINIUM PROPERTY ACT.