

**UNOFFICIAL COPY**

0020389569  
2941/0147 45 001 Page 1 of 3  
2002-04-05 09:19:43  
Cook County Recorder 25.00

1 of 2  
DB  
ST 55055974

**WARRANTY DEED**  
Statutory (ILLINOIS)  
(Individual to Individual)

GRANTOR(S)  
LIDIA DANCIU, married to  
IONEL DANCIU, of the County of  
Cook, State of Illinois  
for and in consideration of  
Ten Dollars (\$10.00) and other  
good and valuable consideration in  
hand paid, CONVEY(S) and  
WARRANT(S) to the grantee(s),  
WAYNE P. STEGER AND  
MICHELLE NILES, *husband & wife*  
1234 N. Wolcot  
Chicago, Il 60563



(The Above Space for Recorder's Use)  
*not as joint tenants or as tenants  
in common but as tenants by the entirety*  
of the County of Cook, State of Illinois, the following described real estate, situated in the County of Cook, in the State of Illinois, to wit:

3  
CH

See Exhibit A Attached hereto and made a part hereof.

Dated this 27 day of March, 2002.

Lidia Danciu  
Lidia Danciu

Ionel Danciu  
Ionel Danciu

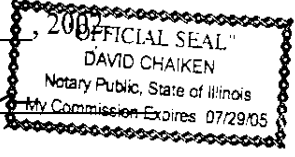
CS  
PA

STATE OF ILLINOIS )  
                                       ) ss  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Lidia Danciu, married to Ionel Danciu, 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

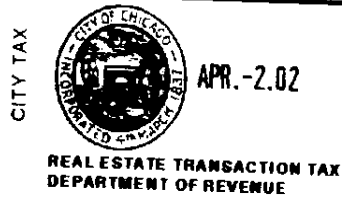
Given under my hand and notary seal, this 27 day of March, 2002.

David Chaiken  
NOTARY PUBLIC



Prepared by: David Chaiken, 111 W. Washington, #823, Chicago, Il 60602

CITY OF CHICAGO



# 0000013011	REAL ESTATE TRANSFER TAX
	0176250
	FP 102805

**BOX 333-CT1**

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20389569

Property of Cook County Clerk's Office

COOK  
CO. NO. 013

316555



STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX

APR-1'02

\*\*\*  
DEPT. OF  
REVENUE

235.00

344847

Cook County  
REAL ESTATE TRANSACTION TAX

REVENUE  
STAMP  
P.B. 11427

APR-1'02



117.50

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## EXHIBIT A

Parcel 1:

UNIT NUMBER 2, IN THE 4328 N. SACRAMENTO CONDOMINIUM AS  
DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 40 IN BLOCK 1, IN FIELD'S BOULEVARD ADDITION TO IRVING PARK, BEING A  
SUBDIVISION OF THE EAST ½ OF THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 13,  
TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK  
COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION  
OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT NUMBER 0020339672 IN THE  
RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, TOGETHER WITH ITS UNDIVIDED  
PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE RIGHT USE OF PARKING SPACE  
P-2, AS A LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY ATTACHED  
TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER  
0020339672

PIN: 13-13-303-024-0000

ADDRESS OF PROPERTY: 4328 N. SACRAMENTO, CHICAGO, ILLINOIS 606There are no  
tenants in the building.

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.

This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained  
in said Declaration the same though the provisions of said Declaration were recited and stipulated at length  
herein.

This deed is subject to:

1. Real estate taxes not yet due and payable and for subsequent years;
2. The Declaration;
3. Public and utility easements;
4. Covenants, conditions, restrictions of record as to use and occupancy;
4. Applicable zoning and building laws, ordinances and restrictions;
6. Roads and highways, if any;
7. Provisions of the Condominium Property Act of Illinois;
8. Installments due after the date of closing of assessments established pursuant to the  
Declaration; and
9. Acts done or suffered by the Purchaser.

Mail to: Stephen Vargo  
77 W. Washington  
Chicago, IL 60602

Sent Subsequent Tax Bills to: Wayne Steger  
4328 N. Sacramento  
Chicago, IL 60618