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0020452598

0255/0119 35 001 Page 1 of 4  
2002-04-19 10:37:51  
Cook County Recorder 27.00

WARRANTY DEED  
STATUTORY OF ILLINOIS  
(Limited Liability Company  
to Individual)



.....7989769  
THE GRANTOR,  
COLFAX DEVELOPMENT L.L.C., an Illinois  
Limited Liability Company  
for and in consideration of  
TEN DOLLARS (\$10.00),  
In hand paid, and pursuant  
To authority given by the  
Members of said Company,  
CONVEYS and WARRANTS to

CZERINA REXILIUS  
124 W. COLFAX  
Unit 506  
Palatine, Illinois 60067

The following described real estate situated in the County of COOK in the State of Illinois, to wit;

LEGAL DESCRIPTION HEREBY ATTACHED

Hereby releasing and waiving all rights under and by virtue of the Homestead exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises as Individual

PERMANENT REAL ESTATE INDEX NUMBER: 02-15-401-043-0000  
02-15-401-049-000

ADDRESS OF REAL ESTATE: UNIT 506, 124 W. COLFAX  
PALATINE, IL 60067

\* There was no tenant of the above unit to waive any right of first refusal\*  
"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 as though the provisions of said Declaration were recited and stipulated at length herein."

BOX 333-CTD

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**CHICAGO TITLE INSURANCE COMPANY**  
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**COMMITMENT FOR TITLE INSURANCE**  
**SCHEDULE A (CONTINUED)**

ORDER NO.: 1409 007989769 SK

**5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:**

**PARCEL 1:**

UNIT NUMBER 506 IN THE WELLINGTON COURT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

**PARCEL A:**

THE SOUTH 125 FEET (EXCEPT THE WEST 212 FEET THEREOF) OF THAT PART OF BLOCK 5 IN ASSESSOR'S DIVISION OF TOWN OF PALATINE LYING NORTH OF THE NORTH LINE OF COLFAX STREET IN THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL B:**

THAT PART OF LOTS 2 AND 3 IN BLOCK 4 IN THE ASSESSOR'S DIVISION OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING THE INTERSECTION OF THE WEST LINE OF SAID LOT 3 WITH THE NORTH LINE OF COLFAX STREET; THENCE NORTHWARD ALONG THE WEST LINE OF SAID LOTS 2 AND 3, A DISTANCE OF 233.86 FEET MORE OR LESS TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE EASTWARD ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 89.45 FEET; THENCE SOUTHWARD ALONG A LINE FORMING A DEFLECTION ANGLE TO THE RIGHT WITH THE LAST DESCRIBED LINE OF 88° 0' DEGREES, 35 MINUTES, 47 SECONDS, A DISTANCE OF 136.63 FEET; THENCE EASTWARD AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 65.30 FEET; THENCE SOUTHWARD AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 100 FEET TO A POINT ON THE SAID NORTH LINE OF COLFAX STREET WHICH IS 138 FEET, MEASURED ALONG SAID NORTH LINE OF COLFAX STREET, WEST OF ITS INTERSECTION WITH THE EAST LINE OF SAID LOT 2; THENCE WEST ALONG THE SAID NORTH LINE OF COLFAX STREET, A DISTANCE OF 153.8 FEET MORE OR LESS TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0020237160; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

**PARCEL 2:**

THE EXCLUSIVE RIGHT TO THE USE OF G7, ALL AS LIMITED COMMON ELEMENTS AS DELINEATED ON THAT SURVEY RECORDED AS DOCUMENT 0020237160.

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In Witness Whereof, said Grantor has caused its name to be signed to these presents, this 27 day of February, 2002.

**COLFAX DEVELOPMENT, LLC, an  
Illinois Limited Liability Company**




By: Its Duly Authorized Member

STATE OF ILLINOIS )  
                                  ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Lorenzo DiVito, a member of Colfax 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 this day in person and acknowledged that he signed, sealed and delivered the said instrument pursuant to authority given by the members of the Company, as the free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 27 day of February, 2002.

STATE TAX	STATE OF ILLINOIS	REAL ESTATE TRANSFER TAX
	 APR. 15.02	00155.00
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	FP 102808

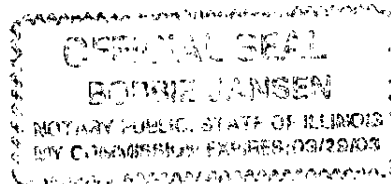
# 0000026559

Commission Expires:

3/29/03




Notary Public



20452598

PREPARED BY: KOLPAK AND LERNER, 6767 N. MILWAUKEE AVE., SUITE 202  
NILES, ILLINOIS 60714.

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	REAL ESTATE TRANSFER TAX
	 APR. 15.02	00077.50
	REVENUE STAMP	FP 102802

# 0000026615

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MAIL TO

**CZERINA REXILIUS**

124 W. COLFAX STREET, UNIT 506  
PALATINE, IL 60067

SEND TAX BILLS TO

**CZERINA REXILIUS**

124 W. COLFAX STREET, UNIT 506  
PALATINE, IL 60067

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**PREPARED BY AND AFTER RECORDING**

~~SEND TO:~~ **KOLPAK AND LERNER**  
**6767 N. MILWAUKEE AVE., SUITE 202**  
**NILES, ILLINOIS**  
**60714**

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