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MJM/AN
2038275

WARRANTY DEED
ILLINOIS STATUTORY
(CORPORATION TO INDIVIDUAL)

0020429887

3150/0064 11 001 Page 1 of 4
2002-04-15 10:27:05
Cook County Recorder 27.50



THE GRANTOR, **MJM DEVELOPMENT CORPORATION**, 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 KRZYSZTOF GRACA and MARIA GRACA*

Address: 8525 West Catalpa, Unit 3N, Chicago, Illinois
the following Real Estate situated in the County of Cook in the State of Illinois, to wit:

** not in tenancy in common but in joint tenancy*

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

Address of Real Estate: UNIT(S) 3N
8525 W. CATALPA AVE.
CHICAGO, ILLINOIS 60656

Permanent Real Estate Index Number: 12-11-120-035-0000, 12-11-120-008-0000

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 5th day of April, 2002.

MJM DEVELOPMENT CORPORATION,
an Illinois corporation

BY: *[Signature]*
Its President

ATTEST: *[Signature]*
Its Secretary

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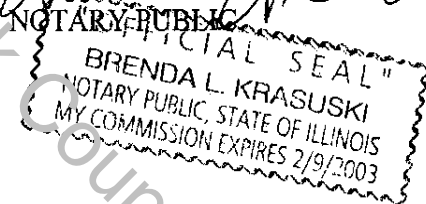
20429887

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 Mary Ann Moltz, personally known to me to be the President and Secretary of MJM DEVELOPMENT CORPORATION, an Illinois corporation, and personally known to me to be the same person whose names is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Secretary she signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation, as her free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

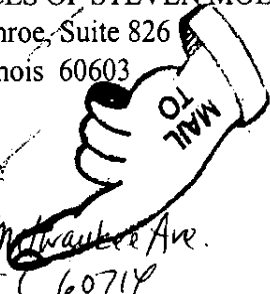
GIVEN under my hand and official seal, this 5th day of April, 2002.

Brenda L. Krasuski



Prepared By:
Steven E. Moltz
LAW OFFICES OF STEVEN MOLTZ
79 West Monroe, Suite 826
Chicago, Illinois 60603

Mail To:
John Dabek
8043 N. Milwaukee Ave.
Niles IL 60714



Name and Address of Taxpayer:
Krzysztof Graca
Maria Graca
8525 W. Catalpa Ave., Unit 3N
Chicago, IL 60656

FP326670
0006375
REAL ESTATE TRANSFER TAX

REVENUE STAMP
APR. 15. 02
COOK COUNTY REAL ESTATE TRANSFER TAX

COUNTY TAX

STATE OF ILLINOIS
STATE TAX
APR. 15. 02
REAL ESTATE TRANSFER TAX OF DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
0012750
0000038372
FP326669

City of Chicago
Dept. of Revenue
275165
04/15/2002 09:46 Batch 14311 6



Real Estate Transfer Stamp
\$956.25

Legal Description

UNIT 3N IN THE 8525 W. CATALPA CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1:

THE EAST 1 FOOT OF LOT 8 AND LOT 9 (EXCEPT THE EAST 2 FEET THEREOF) IN NORDICA BUILDING CORPORATION SUBDIVISION, A SUBDIVISION OF THE NORTH ½ OF THE SOUTH ½ OF THE WEST ½ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT AND RIGHT OF WAY FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY TRUSTEE'S DEEDS RECORDED MAY 24, 1968 AS DOCUMENTS 20500176, 20500177, AND 20500178, FOR USE AS A PRIVATE DRIVEWAY, OVER THE FOLLOWING DESCRIBED LAND: THE SOUTH 6 FEET OF LOTS 1 TO 14, BOTH INCLUSIVE, AND THE NORTH 6 FEET OF LOTS 15 TO 28, BOTH INCLUSIVE, IN NORDICA BUILDING CORPORATION SUBDIVISION, A SUBDIVISION OF THE NORTH ½ OF THE SOUTH ½ OF THE WEST ½ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0020391441, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

ADDRESS: 8525 W. CATALPA AVE., UNIT 3N, CHICAGO, IL 60656

P.I.N: 12-11-120-035-0000, 12-11-120-008-0000

SUBJECT TO: (1) GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING; (2) THE DECLARATION OF CONDOMINIUM RECORDED APRIL 5, 2002, AS DOCUMENT NUMBER 0020391441 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.

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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.

Property of Cook County Clerk's Office