

UNOFFICIAL COPY



0320533058

Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 07/24/2003 08:43 AM Pg: 1 of 2

WARRANTY DEED
Statutory (ILLINOIS)
(Individual to Individual)

GRANTOR(S)
IONEL DANCIU, and
LIDIA DANCIU his wife,
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),
KEVIN ESKEW and
DEBORAH ESKEW, his wife, *AS provided by the ENTITY*
512 Barry
Chicago, Il 60657

(The Above Space for Recorder's Use)

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:

See Exhibit A Attached hereto and made a part hereof.

Date: this 27 day of June, 2003.

BOX 333-CTI

Lidia Danciu
Lidia Danciu

Ionel Danciu
Ionel Danciu

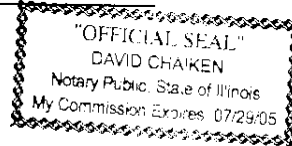
STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Ionel Danciu and Lidia Danciu, his wife 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 acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

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

David Chaiken
NOTARY PUBLIC

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



STATE OF ILLINOIS



JUL. 18.03

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000052776

REAL ESTATE
TRANSFER TAX

0038850

FP 102808

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX



JUL. 18.03

REVENUE STAMP

0000052898

REAL ESTATE
TRANSFER TAX

0019425

FP 102802

575050515
ANY REASON

JAC

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EXHIBIT A

Parcel 1:

UNIT NUMBER 1, IN THE 2235 W. LAWRENCE CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 15 IN CIRCUIT COURT PARTITION OF THAT PART OF LOT 1 LYING EAST OF LINCOLN AVENUE IN COURT PARTITION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14, 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 0317710048 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-1, AS A LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0317710048

PIN: 14-18-102-043-0000

ADDRESS OF PROPERTY: 2235 W. LAWRENCE, CHICAGO, ILLINOIS 60625
There 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: ~~Megan Kelly~~ Kevin Eskew

~~Chicago, IL 60602~~

2235 W. Lawrence #1
Chicago IL 60625

Sent Subsequent Tax Bills to: ~~Kelly, Kelly~~
~~2235 W. Lawrence~~
~~Chicago, IL 60625~~

CITY TAX



JUL. 19.03

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000002848

REAL ESTATE TRANSFER TAX
0291375
FP 102805