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0321732033

Eugene "Gene" Moore Fee: \$30.50
Cook County Recorder of Deeds
Date: 08/05/2003 11:31 AM Pg: 1 of 4

WARRANTY DEED

AO 3-0558B

THE GRANTOR CITY CONDOMINIUM DEVELOPERS, LLC.,

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 the sum of Ten----- DOLLARS, and other good and valuable consideration _____ in hand paid, and pursuant to authority given by the Board of Managers of said LLC., CONVEYS and WARRANTS to

SERGIY SERDYUK - a single person

4

(Name and Address of Grantee)

the following described Real Estate situated in the County of Cook in State of Illinois, to wit:

As Per Attached:

This is not Homestead Property of Grantor.

Permanent Real Estate Index Number(s) 04-32-401-140-0000 - underlying

Address(es) of Real Estate 10403 DEARLOVE, UNIT # 4, GLENVIEW, IL 60025

SUBJECT TO: covenants, conditions and restrictions of record,

Document No. (s) 0030306389; _____; and to General Taxes for 2003 and subsequent years.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Managing Member, this 31st day of JULY 2003.

CITY CONDOMINIUM DEVELOPERS, LLC

Andra Filipowski

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EXHIBIT A

LEGAL DESCRIPTION

UNIT NUMBER 4 IN THE 10403 DEARLOVE ROAD CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

PARCEL 1:

THAT PART OF THE SOUTH 246.50 FEET OF THE WEST 880.0 FEET, AS MEASURED ON THE EAST AND SOUTH LINES THEREOF, OF THE NORTH ½ OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH LIES SOUTHEASTERLY OF THE SOUTHEASTERLY LINE OF DEARLOVE ROAD, SAID SOUTHEASTERLY LINE OF SAID ROAD BEING A LINE 50.0 FET SOUTHEASTERLY OF THE CENTER LINE THEREOF, BOUNDED BY A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 299.07 FEET EAST. AS MEASURED ALONG THE SOUTH LINE THEREOF AND 65.0 FEET NORTH, AS MEASURED AT RIGHT ANGLES TO SAID SOUTH LINE OF THE SOUTHWEST CORNER OF THE AFOREDESCRIBED TRACT, THENCE NORTH 00 DEGREES EAST, THE SOUTH LINE OF SAID TRACT HAVING AN ASSUMED BEARING OF EAST-WEST 52.0 FEET, THENCE NORTH 90 DEGREES EAST 61.67 FEET; THENCE SOUTH 00 DEGREES WEST, 52.00 FEET; THENCE NORTH 90 DEGREES WEST 61.67 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN THE DECLARATION OF EASEMENTS DATED MARCH 31, 1978 AND FILED APRIL 11, 1978 AS DOCUMENT NUMBER LR3009772 AND RECORDED APRIL 11, 1978 AS DOCUMENT NUMBER 24397205 AND AS CREATED BY DEED FROM NORTHWEST FINANCIAL CORPORATION, A CORPORATION OF ILLINOIS TO EDGARDO NICIOLI AND ALDA NICIOLI, HIS WIFE, DATED SEPTEMBER 2, 1978 AND RECORDED MARCH 2, 1979 AS DOCUMENT NUMBER 24866740 FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 5, 2003 AS DOCUMENT NUMBER 0030306389, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

P.I.N.: 04-32-401-140

Commonly known as: 10403 Dearlove Road, Glenview, Illinois

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GRANTOR HEREIN FURTHER GRANTS TO GRANTEE THE EXCLUSIVE USE OF PARKING SPACE NUMBERED 4 AND STORAGE SPACES NUMBERED 4 .

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.

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.

Proprietary Cook County Clerk's Office