

WARRANTY DEED
 (Corporation to Individual)
 (Illinois)

THIS AGREEMENT, made this 21 day of August, 2003 between 4901 Lawndale, Inc., 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, party of the first part, and Antonio C. San Juan, Jr and Deborah R. San Juan, husband and wife, 4413 N. Kenneth, Unit 2B, Chicago, Illinois 60630, not as joint tenants or tenants in common but as tenants by the entirety, party of the second part, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:



Doc#: 0324640106
 Eugene "Gene" Moore Fee: \$26.00
 Cook County Recorder of Deeds
 Date: 09/03/2003 01:15 PM Pg: 1 of 2

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

Unit 4901-G in the ALPARK COMMONS CONDOMINIUMS as delineated on a survey of the following described real estate:

LOTS 21, 22 AND 23 IN BLOCK 2 IN RAVENSWOOD HIGHLANDS, A SUBDIVISION OF THE NORTH 1/4 OF THE SOUTH 1/4 (EXCEPT THE WEST 13.8 FEET AND THE NORTH 33 FEET THEREOF) OF THE EAST 52 ACRES OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, which survey is attached to the Declaration of Condominium made by 4901 Lawndale, Inc., recorded in the office of the Recorder of Deeds of Cook County, Illinois as Document No. 0314933080 together with its undivided percentage interest in the common elements, in Cook County, Illinois.

PARCEL 2:
 THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-4, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID AS DOCUMENT 0314933080.

"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 THIS UNIT HAS WAIVED THEIR RIGHT OF FIRST REFUSAL.

P.I.N.: 13-11-319-016-0000

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his heirs and assigns forever.

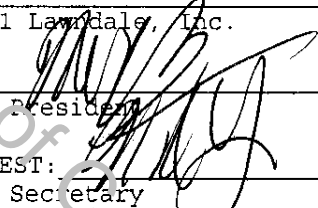
UNOFFICIAL COPY

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: Covenants, conditions, restriction of record, and public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2001 and subsequent years.

Permanent Real Estate Number(s): 13-11-319-016-0000

Address(es) of Real Estate: 4901 N. Lawndale, Unit 4901-G, Chicago, Illinois

IN WITNESS WHEREOF, said party of the first part 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, the day and year first above written.

4901 Lawndale, Inc.
By: 
President
ATTEST: _____
Secretary

City of Chicago
Dept. of Revenue
317136
09/02/2003 14:07



Real Estate
Transfer Stamp
\$1,162.50
Batch 02247 13

This instrument was prepared by: Phillip I. Rosenthal, 3700 W. Devon, #E, Lincolnwood, Illinois 60712

MAIL TO:
~~Lynn O'Brien~~
~~800 N. Northwest Highway~~
~~Palatine, Illinois~~

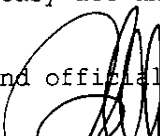
SEND SUBSEQUENT BILLS TO:
Antonio C. San Juan
4901 N. Lawndale, Unit 4901-G
Chicago, Illinois 60625

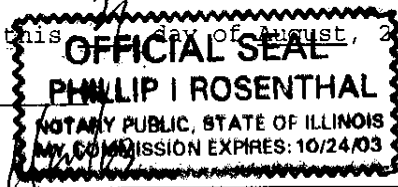
OR RECORDER'S OFFICE BOX NO. _____

STATE OF ILLINOIS) ss.
COUNTY OF COOK)

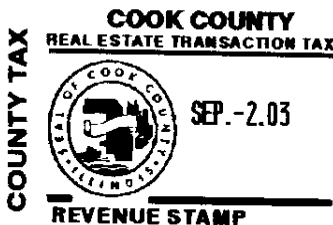
I, the undersigned, a Notary Public in and for the said County, in the state aforesaid, DO HEREBY CERTIFY that Nina Yefimov is personally known to me to be the President of 4901 Lawndale, Inc., an Illinois corporation, and Nina Yefimov is, personally known to me to be the Secretary of said corporation, and 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 severally acknowledged that as such _____ President and _____ Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their 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 _____ day of August, 2003.

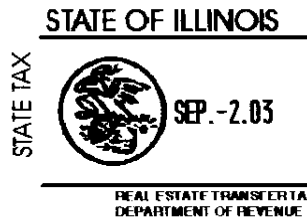

Notary Public



Commission Expires: _____



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| REAL ESTATE TRANSFER TAX |
| 00077,50 |
| FP326670 |



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|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 00155,00 |
| FP326669 |