

UNOFFICIAL COPY

WARRANTY DEED

MAIL TO:

Michelle A. Laiss
1530 West Fullerton Avenue
Chicago, Illinois 60614

NAME & ADDRESS OF TAXPAYER:

Karen Koziatek
2440 West Cortez, Unit 3
Chicago, Illinois 60622



Doc#: 0332927070
Eugene "Gene" Moore Fee: \$28.50
Cook County Recorder of Deeds
Date: 11/25/2003 11:50 AM Pg: 1 of 3

GRANTOR(S), Alex Pekhota, a married man of Buffalo Grove in the County of Cook, in the 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), Karen Koziatek of 2511 West Leland, Unit 2W, Chicago in the County of Cook, in the State of Illinois, the following described real estate:

UNIT 3 IN THE 2440 WEST CORTEZ CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 42 IN BLOCK 1 IN CHARLES COUNSELMAN'S SUBDIVISION OF THE SOUTH EAST QUARTER OF THE NORTH EAST QUARTER OF THE SOUTH EAST QUARTER OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. *See attached*

Which survey is attached as Exhibit D to the Declaration of Condominium recorded October 29, 2003, as Document Number 0330218076, as amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit 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 land described therein.

This Deed is subject to all rights, easements, covenants, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were reciting and stipulated at length herein.

Permanent Index No:
16-01-411-026

Property Address:
2440 West Cortez, Unit 3
Chicago, Illinois 60622

SUBJECT TO: (1) General real estate taxes for the year 2003 and subsequent years. (2) Covenants, conditions and restrictions of record. THIS IS NOT

UNOFFICIAL COPY

HOMESTEAD PROPERTY, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 17th day of November, 2003.

Alex Pekhota
Alex Pekhota

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

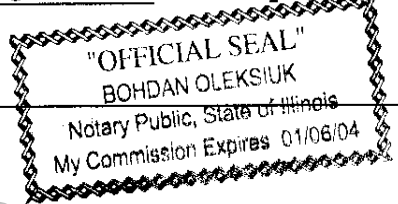
I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Alex Pekhota, a married man personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notary seal, this 17th day of November, 2003.

B. George Oleksiuk Notary Public

(seal)

My commission expires _____

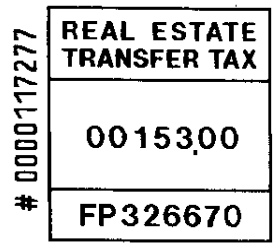
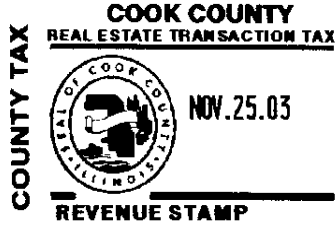
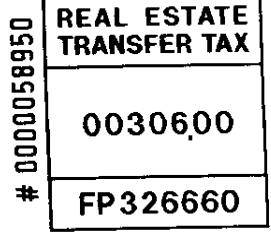
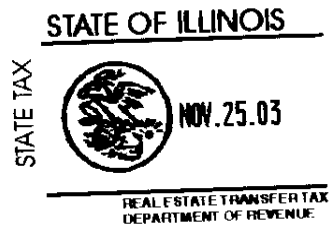


COUNTY - ILLINOIS TRANSFER STAMPS
Exempt Under Provision of
Paragraph _____ Section 4,
Real Estate Transfer Act
Date: _____

Prepared By:
B. George Oleksiuk
422 East Palatine Road
Palatine, Illinois 60074

Signature: _____

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
324585 **\$2,295.00**
11/25/2003 11:24 Batch 05061 27



UNOFFICIAL COPY

LEGAL DESCRIPTION

UNIT 3 IN THE 2440 WEST CORTEZ CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 42 IN BLOCK 1 IN CHARLES COUNSELMAN'S SUBDIVISION OF THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN,

which Survey is attached as Exhibit D to the Declaration of Condominium recorded October 29, 2003 as Document Number 0330218076, as amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois;

together with the exclusive right to the use and possession of parking space P-3 and the roof, both as limited common elements as defined in the Declaration of Condominium Ownership, and delineated on the Plat of Survey, attached to said Declaration as Exhibit D, recorded on October 29, 2003, as Document No. 0330218076.

Property address: 2440 West Cortez Street, Unit 3
Chicago, IL 60622

P.I.N.: 16-01-411-026

Property of Cook County Clerk's Office