

UNOFFICIAL COPY

Prepared by: Jess E. Forrest
1400 RENAISSANCE DRIVE, SUITE 203
PARK RIDGE, IL 60068

Return to: Juan Blanco
7408 N. Oakley Unit #3A
Chicago IL 60645
Future Tax to Grantee's Address
JUAN BLANCO
7408-10 N. Oakley, UNIT # 3A
Chicago, IL 60645



Doc#: 0336427100
Eugene "Gene" Moore Fee: \$26.50
Cook County Recorder of Deeds
Date: 12/30/2003 11:37 AM Pg: 1 of 2

WARRANTY DEED
(Individual to Individual)

The Grantor(s) EWA RADZISZEWSKI, NOT MARRIED

(The above space for Recorder's use only)

of the CITY of CHICAGO, County of COOK State of ILLINOIS
for and in consideration of _____ Dollars and other good and valuable consideration, in hand paid, convey(s)
and warrants to JUAN BLANCO

whose address is 2733 W. GREENLIA of the CITY of CHICAGO,
County of COOK State of ILLINOIS all interest in the following described
real estate situated in the County of COOK, in the State of Illinois to wit:
AS PER ATTACHED :

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
327178 \$1,200.00
12/29/2003 13:24 Batch 02217 38



THIS IS NOT HOMESTEAD PROPERTY OF GRANTOR.

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

Permanent Index Number(s): 11-30-303-027-0000; 11-30-303-028-0000

Property Address: 7408-10 N. OAKLEY, UNIT # 3A, CHICAGO, IL 60645

Dated this 24 day of December, 2003

[Signature]
EWA RADZISZEWSKI

COOK COUNTY
REAL ESTATE TRANSACTION TAX
DEC. 29. 03
REVENUE STAMP

REAL ESTATE
TRANSFER TAX
0008000
000060195
FP326670

STATE OF Illinois)
COUNTY OF Cook) ss

I, the undersigned, a Notary Public, in and for said County and State aforesaid, certify that
EWA RADZISZEWSKI, NOT MARRIED

personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that SHE signed, sealed and delivered the said instruments as HER 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 Notarial Seal this 24 day of December, 2003

STATE OF ILLINOIS
STATE TAX
DEC. 29. 03
REAL ESTATE TRANSFER TAX
000060195
0016000
FP 326660
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

[Signature]
NOTARY PUBLIC FOR THE STATE OF ILLINOIS
My Commission Expires: 02/02/2005

A03-22580

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LEGAL DESCRIPTION

PARCEL 1:

UNIT 3A IN THE 7408-10 N. OAKLEY AVENUE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0323745026 AS AMENDED FROM TIME TO TIME , TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY , ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENTS KNOWN AS STORAGE SPACE # 3 AND PARKING SPACE # 2 AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0323745026

P.I.N.: 11-30-303-027-0000; 11-30-303-028-0000

COMMONLY KNOWN AS: UNIT NO. 3A
7408-10 N. OAKLEY, CHICAGO IL 60645

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.

THE TENANT OF THE UNIT HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL .

THE PURCHASER OF THE UNIT WAS THE TENANT OF THE UNIT PRIOR TO THE CONVERSION OF THE BUILDING TO A CONDOMINIUM.

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.