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Warranty Deed
Statutory (ILLINOIS)
(Corporation to Individual)

Doc#: 0400911173
Eugene "Gene" Moore Fee: \$50.00
Cook County Recorder of Deeds
Date: 01/09/2004 03:28 PM Pg: 1 of 3

P.N

Above Space for Recorder's use only

THE GRANTOR, BRYN MAWR PLACE, L.L.C., an Illinois limited liability company 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 AND NO/100 DOLLARS (\$10.00), in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to : GIUSEPPE DUCA* and SANTO PAFFUMI, 8331 N. Cumberland Avenue, Niles, Illinois 60714, not in Tenancy in Common, but in JOINT TENANCY,

the following described

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

* AND LUCIA DUCA

See attached legal description

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Permanent Index Number (PIN): 12-11-104-001; 12-11-104-002; 12-11-104-003; 12-11-104-004; 12-11-104-016; 12-11-104-017; 12-11-104-018; and 12-11-104-019;

Address(es) of Real Estate: 8747 W. Bryn Mawr, Unit 111, Chicago, IL 60631

In Witness Whereof, said Grantor 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, this 10th day of October 2003.

BRYN MAWR PLACE, L.L.C., an Illinois Limited liability company

By: BRYN MAWR PLACE, INC., an Illinois corporation
Its: Manager

By: Guido C. Neri
GUIDO C. NERI
Its: President

Attest: Anthony..., Secretary

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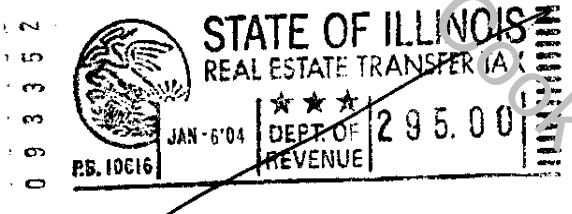
State of Illinois, County of Cook ss, I, the undersigned, a Notary Public In and for the County and State aforesaid, DO HEREBY CERTIFY that GUIDO C. NERI, personally known to me to be President of BRYN MAWR PLACE, INC., an Illinois corporation, manager of BRYN MAWR PLACE, L.L.C., an Illinois limited liability company, and ANTHONY GIANNINI, as Secretary of said corporation, 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, sealed and delivered the said instrument and caused the corporate seal of the 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 in its capacity as manager of the BRYN MAWR PLACE, L.L.C., for the uses and purposes therein set forth.

Given under my hand and official seal, this 29th day of October, 2003.

Commission expires _____

Robert J. Di Silvestro
NOTARY PUBLIC

This instrument was prepared by: Robert J. Di Silvestro, 5231 N. Harlem Ave., Chicago, IL 60656

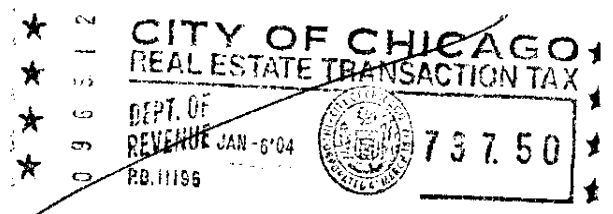
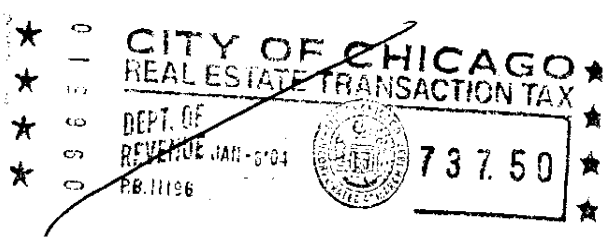
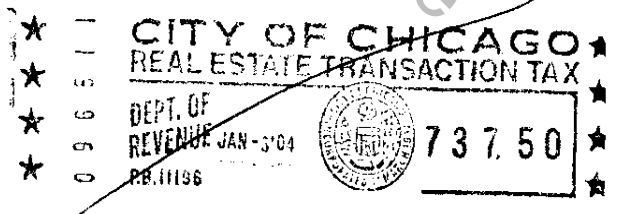
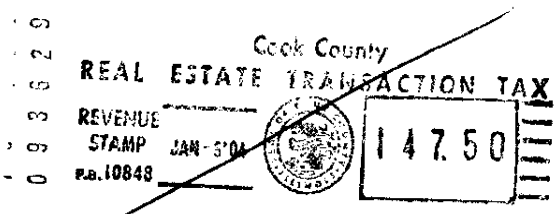


MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Mr. Joseph A. LaZara
7264 W. Touhy Ave.
Chicago, IL 60631

Giuseppe Duca and Santo Perfumi
8747 W. Bryn Mawr Ave., Unit 710
Chicago, IL 60631



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PARCEL 1:

UNIT NUMBER 710 8747 W. BRYN MAWR CONDOMINIUM, AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

IN THAT PART OF LOTS 27 TO 34, IN CHICAGO'S FOREST RIDGE ESTATES, BEING A SUBDIVISION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS, WHICH PLAT IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 20, 2003 AS DOCUMENT NUMBER 0314039000, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST OF THE COMMON ELEMENTS APPURTENANT TO THE UNIT AS SET FORTH IN SAID DECLARATION.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENTS KNOWN AS STORAGE SPACE 76-77 AND PARKING 76-77 AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO.0314039000.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, IT 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 REAL ESTATES TAXES NOT YET DUE AND PAYABLE; PRIVATE, PUBLIC, AND UTILITY EASEMENTS; APPLICABLE ZONING AND BUILDING LAWS OR ORDINANCES; ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND RESERVATIONS CONTAINED IN THE DECLARATION (AND ANY AMENDMENTS THERETO) AND A RESERVATION BY THE DEVELOPER TO ITSELF AND IT SUCCESSORS AND ASSIGNS, FOR THE BENEFIT OF ALL UNIT OWNERS AT THE CONDOMINIUM, OF THE RIGHTS AND EASEMENTS SET FORTH IN THE DECLARATION; PROVISIONS OF THE ILLINOIS CONDOMINIUM PROPERTY ACT; SUCH OTHER MATTERS AS TO WHICH THE TITLE INSURER (AS HEREINAFTER DEFINED) COMMITS TO INSURE BUYER AGAINST LOSS OR DAMAGE; ACTS OF BUYER, COVENANTS, CONDITIONS, RESTRICTIONS, PERMITS EASEMENT AND ASSESSMENTS OF RECORD.