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WARRANTY DEED



Mail To:

Safet Cantic
2245 West Farwell
Unit #2A
Chicago, Illinois 60645

Doc#: 0405429262
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 02/23/2004 02:39 PM Pg: 1 of 3

Send Subsequent Tax Bills To:

Safet Cantic
2245 West Farwell
Unit #2A
Chicago, Illinois 60645

The **GRANTOR** Oakwell Gardens II Condominium, LLC, an Illinois Limited Liability Company, for and in consideration of **Ten and No/100 (\$10.00)** Dollars in hand paid, **CONVEYS** and **WARRANTS** to the **GRANTEE** Safet Cantic, 1529 North Hollywood, Chicago, Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

UNIT NUMBER 2245-2A IN THE OAKWELL GARDENS II CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

PARCEL ONE
LOTS 12 AND THE WEST 27 FEET OF LOT 11 IN GEORGE E. GORMAN'S SUBDIVISION OF THE NORTH 1/2 OF LOT 26 IN SMITH'S ADDITION TO ROGERS PARK, IN THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL TWO
AN EASEMENT FOR INGRESS, EGRESS AND PARKING OVER AND ACROSS THE EAST 6 FEET OF THE SOUTH 64.2 FEET OF LOT 11 AND THE WEST 6.6 FEET OF THE SOUTH 64.2 FEET OF LOT 10 IN GEORGE E. GORMAN'S SUBDIVISION OF THE NORTH 1/2 OF LOT 26 IN SMITH'S ADDITION TO ROGERS PARK, IN THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0331410116; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS

THE RIGHT TO THE USE OF P-8, A LIMITED COMMON ELEMENT AS DESCRIBED IN THE AFORESAID DECLARATION.

Grantor also hereby grants to the Grantee and his/her/their/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, recorded in the Office of the Recorder of Deeds in Cook County, Illinois as Document No. 0331410116, 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, restrictions, conditions, covenants and reservations contained in said Declaration, the same as though the provisions of said Declaration were recited

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EICOR TITLE INSURANCE

BOX 15

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and stipulated at length herein.

Together with the tenements and appurtenances thereunto belonging.

The tenant, if any, of this Unit has either waived or has failed to exercise his right of first refusal to purchase this Unit or had no right of first refusal, pursuant to the Illinois Condominium Property Act or any municipal ordinance, or is the purchaser thereof.

Subject To: General Real Estate Taxes for 2003, and subsequent years; building setback lines; easements for public utilities; terms, covenants, conditions, and restrictions of record.

Hereby releasing and waiving all right under and by virtue of the Homestead Exemption Laws of the State of Illinois,

TO HAVE AND TO HOLD said premises forever.

Property Index Number(s) 11-31-122-027

Address of Real Estate: Unit 2A, 2245 West Farwell Avenue, Chicago, Illinois 60645.

DATED this 10 day of December, 2003.

Oakwell Gardens II Condominium, L.L.C.

By: *Randall Pavlock*
Randall Pavlock, Manager

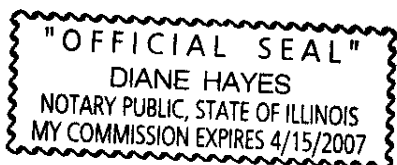
This Document Prepared by: MORGEN & PERL
7101 North Cicero Avenue, Suite 100
Lincolnwood, Illinois 60712

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, Do Hereby Certify that Randall Pavlock, manager of the Oakwell Gardens II Condominium, L.L.C., 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 the free and voluntary act of said L.L.C., for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 10 day of December, 2003.

Diane Hayes
Notary Public



UNOFFICIAL COPY**TICOR TITLE INSURANCE COMPANY****ORDER NUMBER:** 2000 000534386 CH**STREET ADDRESS:** 2245 W. FARWELL AVE. UNIT #2245-2A/PS-8**CITY:** CHICAGO**COUNTY:** COOK COUNTY**TAX NUMBER:** 11-31-122-027-0000

11-31-122-027-0000

LEGAL DESCRIPTION:**PARCEL 1:**

UNIT NUMBER 2245-2A IN THE OAKWELL GARDENS II CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

SUB-PARCEL 1:

LOTS 12 AND THE WEST 27 FEET OF LOT 11 IN GEORGE E. GORMAN'S SUBDIVISION OF THE NORTH 1/2 OF LOT 26 IN SMITH'S ADDITION TO ROGERS PARK, IN THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;


SUB-PARCEL 2:


AN EASEMENT FOR INGRESS, EGRESS AND PARKING OVER AND ACROSS THE EAST 6 FEET OF THE SOUTH 64.2 FEET OF LOT 11 AND THE WEST 6.6 FEET OF THE SOUTH 64.2 FEET OF LOT 10 IN GEORGE E. GORMAN'S SUBDIVISION OF THE NORTH 1/2 OF LOT 26 IN SMITH'S ADDITION TO ROGERS PARK, IN THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;


WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 10, 2003 AS DOCUMENT NUMBER 0331410116; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE RIGHT TO THE USE OF PS-8, A LIMITED COMMON ELEMENT AS DESCRIBED IN THE AFORESAID DECLARATION.

CITY TAX  REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	CITY OF CHICAGO FEB. 16.04	# 0000011243	REAL ESTATE TRANSFER TAX
			0078750
			FP 102803

COUNTY TAX  REVENUE STAMP	COOK COUNTY REAL ESTATE TRANSACTION TAX FEB. 16.04	# 0000015858	REAL ESTATE TRANSFER TAX
			0005250
			FP 326707

STATE TAX  REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	STATE OF ILLINOIS FEB. 16.04	# 0000015914	REAL ESTATE TRANSFER TAX
			00105.00
			FP 102809