

# UNOFFICIAL COPY

WARRANTY DEED

THE GRANTOR

Cahill Builders, Inc., an Illinois corporation  
6041 West Montrose  
Chicago, Illinois 60634

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 consideration of TEN (\$10.00) and no/100 DOLLARS, and other good and valuable consideration in hand paid,

CONVEYS AND WARRANTS to **Margarita O. Orduz**  
7049 North Paulina  
Chicago, Illinois

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

**PARCEL 1:**

UNIT NUMBER 305 IN HIGGINS POINTE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 129, 130, 131 AND 132 IN ANGELINE DYNIEWICZ PARK BOULEVARD ADDITION, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 48 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 94982185, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY ILLINOIS.

**PARCEL 2:**

THE EXCLUSIVE RIGHT TO THE USE OF GARAGE PARKING SPACE 305, A LIMITED COMMON ELEMENT AS DELINATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 94982185.

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.

Commonly known as: 6320 West Higgins Road, Unit 305, Chicago, Illinois 60630

VOLUME: 326 P.I.N (s) 13-08-125-029-0000, 13-08-125-030-0000  
13-08-125-031-0000, 13-08-125-032-0000

In Witness Whereof, said Grantor has caused its name to be signed to three presents by its President and attested by its Secretary, this 16th day of December 1994.

CAHILL BUILDERS, INC.

by: David F. Cahill  
David F. Cahill, President

Attest: Bridget Cahill  
Bridget Cahill, Secretary

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 David F. Cahill personally known to me to be the President of Cahill Builders, Inc., an Illinois corporation, and Bridget Cahill 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 said corporation President and Secretary, they signed and delivered the said instrument 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 16th day of December 1994.

Commission expires June 9 1996

Kelly Cooland Zerkel  
NOTARY PUBLIC

This instrument was prepared by Michael J. Carey  
111 W. Washington, Suite 1017, Chicago, Illinois 60602

Mail to:  
Raymond Pasulka  
4308 W. Armitage Avenue  
Chicago, Illinois 60639

Send tax bills to:  
Margarita O. Orduz  
6320 W. Higgins Road, Unit 305  
Chicago, Illinois 60630

STATE OF ILLINOIS  
REAL ESTATE GRANTOR TAX  
PROPERTY TAX  
13-08-125-029-0000  
975.00

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
975.00

Handwritten notes on the left margin: "LF 2558257", "mws/mw", "10-332 XCB", "BJX 33271".

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