

UNOFFICIAL COPY

M-538884

WARRANTY DEED

Mail To:

Paul DeBiase
5336 West Montrose
Chicago, Illinois 60641

Send Subsequent Tax Bills To:

Andrei Pop
2243 West Farwell
Unit #3D
Chicago, Illinois 60645



Doc#: 0411104025
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 04/20/2004 09:43 AM Pg: 1 of 2

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 Andrei Pop, 6120 West 79th Street, Burbank, Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

UNIT NUMBER 2243-3D 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-12, 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 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

RECORDER TITLE INSURANCE

BOX 15

