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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, Ilinois 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 Collivell Gardens II Condominium, LLC, an Illinois Limited Liability Company, for and in consideration of ien 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 T'1E 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; TOGETHEF, 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



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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,+ OZP (whely my)

Address of F.ea' Estate:

Unit 3D, 2243 West Farwell Avenue, Chicago, Illinois 60645.

DATED this **L** uay or March, 2004.

Oakwell Gardens II Condominium, L.L.C.

Randall Pavlock, Manager

This Document Prepared by:

MORGEN & PERL

7101 North Cicero Avenue, Suite 100

Lincolnwood, Vinois 60712

STATE OF ILLINOIS

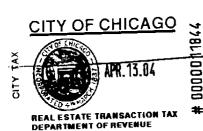
Or Or

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 instrumer, as the free and voluntary act of said L.L.C., for the uses and purposes therein set forth, including the release and valver of the right of homestead.

Given under my hand and official seal, this <u>Hospital</u> day of March, 2004.





REAL ESTATE TRANSFER TAX 0078750

FP 102803

STATE OF ILLINOIS

APR.13.04

Notary Public ...

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX 00000 **0010500**

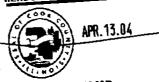
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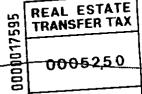
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FP 102809







REVENUE STAMP

FP326707