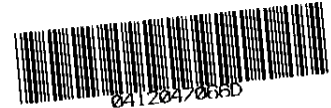


# UNOFFICIAL COPY

4338087 (1/2)

## WARRANTY DEED



Doc#: 0412047066  
Eugene "Gene" Moore Fee: \$26.00  
Cook County Recorder of Deeds  
Date: 04/29/2004 08:27 AM Pg: 1 of 2

THE GRANTOR, SEV-LU ENTERPRISES, L.L.C., of the City of Northlake, County of Cook, State of Illinois, for and in consideration of \$10.00 (TEN DOLLARS), and other good and valuable consideration, in hand paid, CONVEYS and WARRANTS to Veronica Garcia, of 721 Davis, Melrose Park, Illinois 60160, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

UNIT 14, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 31 KING ARTHUR COURT CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0323332153, IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly Known As: 31 King Arthur Court, Unit 14, Northlake, IL 60164

Permanent Real Estate Index Number: 12-10-402-025

This property is not homestead property of the seller.

SUBJECT TO: General Taxes for 2003 and subsequent years; covenants, conditions and restrictions contained in the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants and Bylaws for the 31 King Arthur Court Condominium; and, other covenants, conditions, easements and restrictions of record.

The tenant of the unit failed to exercise the option to purchase the subject unit.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the Declaration of Condominium; and Grantor reserves to itself, its successors and assigns, the rights and easements, if any, as set forth in said Declaration for the benefit of the remaining land described therein.

IN WITNESS WHEREOF, the party of the first part have hereunto set their hands and seals this 14<sup>th</sup> day of April, 2004.

SEV-LU ENTERPRISES, L.L.C.

BY: Severinas Krutulis  
SEVERINAS KRUTULIS, MANAGER/MEMBER

BY: Lucia Krutulis  
LUCIA KRUTULIS, MANAGER/MEMBER

# UNOFFICIAL COPY

This instrument was prepared by: William D. Kelly, KELLY & KARRAS, LTD., Suite 205, 619 Enterprise Drive, Oak Brook, Illinois 60523

Send subsequent tax bills to: Veronica Garcia, 31 King Arthur Court, Unit 14, Northlake, Illinois 60164

After Recording, Return To: Guillermo Alvarado, 452 N. York Road, Elmhurst, IL 60126

STATE OF ILLINOIS

COUNTY OF DUPAGE

I, William D Kelly, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that SEVERINAS KRUTULIS and LUCIA KRUTULIS, being all the members of SEV-LU ENTERPRISES, L.L.C., 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 acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary acts, 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 14<sup>th</sup> day of April, 2004.

(Impress Seal Here)

*William D Kelly*  
Notary Public

Commission expires:

