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Chicago Title Insurance Company

**WARRANTY DEED  
ILLINOIS STATUTORY**



Doc#: 0412101210  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 04/30/2004 11:54 AM Pg: 1 of 3

04-059148 METROPOLITAN TITLE CO.

THE GRANTOR(S), 924 N. WOLCOTT AVENUE, LLC, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to **TIMOTHY R. BOKSA** of 634 Ryan Lane, West Dundee, Illinois 60118 of the County of Kane, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit 'A' attached hereto and made a part hereof

**SUBJECT TO:** real estate taxes not yet due and payable; the provisions of the Condominium Property Act; the Condominium Declaration and all amendments thereto, if any; covenants, conditions and restrictions and building lines then of record; easements existing or of record; party wall rights and agreements, if any; applicable building and zoning laws, statutes, ordinances, and restrictions.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 17-06-422-038-0000

Address(es) of Real Estate: 924 N. Wolcott Avenue, Unit 2, Chicago, Illinois 60622

Dated this 12th day of April, 2004

924 N. WOLCOTT AVENUE, LLC

By: Alise Boksa  
Alise Boksa  
Manager

City of Chicago  
Dept. of Revenue  
337728



Real Estate  
Transfer Stamp  
\$2,107.50

04/30/2004 11:20 Batch 11875 35

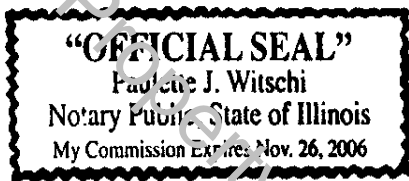
Box 45

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Alise Boksa, as Manager of 924 N. Wolcott Avenue, LLC, personally known to me to be the same persons whose names is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, 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 12th day of April, 2004



*Paulette J. Witschi* (Notary Public)

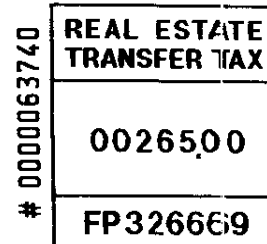
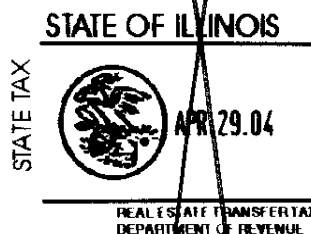
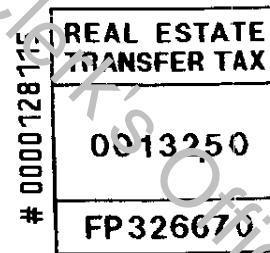
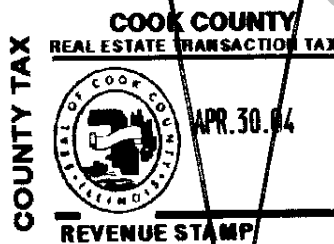
**Prepared By:** Wendy M. Reutebuch  
Berger, Newmark & Fenchel P.C.  
303 W. Madison Street  
23rd Floor  
Chicago, Illinois 60606

**Mail To:**

James Tenuto  
Storto, Finn & Tenuto  
100 West Green Street  
Bensenville, Illinois 60106

**Name & Address of Taxpayer:**

Timothy R. Boksa  
924 N. Wolcott Avenue, Unit 2  
Chicago, Illinois 60622



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## EXHIBIT 'A' Legal Description

### PARCEL 1:

UNIT 2 IN THE WOLCOTT WEST CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 15 IN BUCKINGHAM'S SUBDIVISION OF THE EAST 1/2 OF BLOCK 6 IN COCHRAN'S SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT (B) TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0409819099; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

EXCLUSIVE EASEMENT FOR PARKING PURPOSES FOR THE BENEFIT OF PARCEL 1 OVER LIMITED COMMON ELEMENT P-2 AND STORAGE SPACE S-3, AS DELINEATED ON THE SURVEY ATTACHED TO THE WOLCOTT WEST CONDOMINIUMS, AFORESAID.

PIN(S): 17-06-422-038-0000

COMMONLY KNOWN AS: 924 N. WOLCOTT AVENUE, UNIT 2, CHICAGO, ILLINOIS 60622

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.