

UNOFFICIAL COPY



Doc#: 0424342435
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 08/30/2004 01:39 PM Pg: 1 of 3

10/03
WARRANTY DEED

ST5060059/2408896
THE GRANTOR: **Viorel Horvat**, married to Voichita Horvat, of the City of Chicago, Illinois, for and in the consideration of Ten and No/100 (10.00)Dollars, and other good and valuable consideration, in hand paid, conveys and warrants to:

Walter J. Gorzela

residing at 211 Half Moon Cir, Aurora, Illinois 60504 , the following described real estate situated in the County of Cook, State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, subject to: (1) real estate taxes not yet due and payable; (2) special municipal taxes or assessments for improvements not yet completed and unconfirmed special municipal taxes or assessments; (3) applicable zoning and building laws or ordinances; (4) the Declaration including any and all amendments and exhibits thereto; (5) provisions of the Illinois Condominium Property Act (the AAct@); (6) easements, covenants, conditions, agreements, building lines and restrictions of record which do not materially adversely affect the use of the Premises as a condominium residences; (7) leases and licenses affecting the Common Elements (as defined in the Declaration); (8) acts done or suffered by Buyer, or anyone claiming, by, through, or under Buyer; (9) liens, encroachments and other matters as to which the Title Insurer commits to insure Buyer against loss or damage; and (10) the rights of easements for the benefit of Unit Number 3045-G as are set forth in the Declaration; the Grantors reserve to themselves, their successors and assigns, the rights and easements as set forth in the said Declaration for the remaining land described therein.

The tenant, if any, of Unit 3045-G, at 3035-3045 N. Laramie, Chicago, Illinois, had no right of first refusal.

Permanent Real Estate Index Number: 13-28-208-021-0000

Property Address: 3035-3045 N. Laramie unit 3045-G, Chicago, Illinois 60641

Dated this 18th day of August, 2004.

Viorel Horvat

Viorel Horvat

* This is not a homestead property

Send Recorded Document to:

Walter Gorzela
3045 N. Laramie Unit 3045-G
Chicago, IL 60641

Send Subsequent Tax Bills to:

Walter J. Gorzela
3035-3045 N. Laramie unit 3045-G
Chicago, Illinois 60641

3/29

Prepared by: Jon Tomos, Esq., 3553 W. Peterson Ave., Suite 201, Chicago, Illinois 60659.

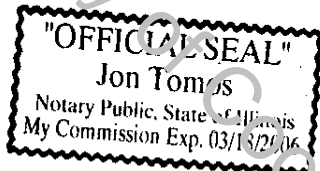
BOX 333-CP

UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK: SS

The undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that Viorel Horvat, 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 instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 18 day of August, 2004.



A handwritten signature in cursive script that reads "Jon Tomos".

Notary Public

COOK County Clerk's Office

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Legal Description

PARCEL 1:

UNIT 3045-G, IN THE 3035-45 N. LARAMIE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:
 LOT 6 (EXCEPT THE EAST 90 FEET THEREOF) IN BLOCK 14 IN HIELD'S SUBDIVISION OF BLOCKS 13, 14 AND 15 IN FALCONER'S SUBDIVISION TO CHICAGO, OF THE NORTH 1/2 OF THE NORTH EAST 1/4 OF SECTION 28, TOWNSHIP 40 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 0407132025; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF S-4, A LIMITED COMMON ELEMENT (LCE) AS DELINEATED ON THE SURVEY ATTACHED TO DECLARATION AFORESAID, RECORDED AS DOCUMENT 0407132025.

PERMANENT INDEX NUMBER: 13-28-208-021-0000
 ADDRESS: 3035-45 N. Laramie unit 3045-G, Chicago, Illinois 60641

★ 1 4 5 2 8 4 ★
 CITY OF CHICAGO
 REAL ESTATE TRANSACTION TAX
 DEPT. OF REVENUE AUG 26 '04
 PB. 11155
 523.00
 ★

COOK
 CC. NO. 015
 3 2 9 8 3 3

STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 DEPT. OF REVENUE
 AUG 24 '04
 139.50
 ★ ★ ★

★ 1 4 5 2 8 5 ★
 CITY OF CHICAGO
 REAL ESTATE TRANSACTION TAX
 DEPT. OF REVENUE AUG 26 '04
 PB. 11155
 523.00
 ★

3 5 7 9 8 5

Cook County
 REAL ESTATE TRANSACTION TAX
 REVENUE STAMP AUG 24 '04
 PB. 11427
 69.75