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Doc#: 0428005280
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 10/06/2004 12:55 PM Pg: 1 of 3

**WARRANTY DEED
STATUATORY, ILLINOIS
(Limited Partnership to Individual)
THE GRANTOR,
NORWOOD COURT, LIMITED PARTNERSHIP,
an Illinois
Limited Partnership,
For and in consideration of
TEN DOLLARS (\$10.00),
In hand paid,
CONVEYS and WARRANTS to**

ELAINE CALLAS AND MICHAEL CARROZZA, not as Joint Tenants, not as Tenants by the Entirety, but as Tenants in Common.

The following described real estate situated in the County of COOK in the State of Illinois, to wit;

LEGAL DESCRIPTION IS ATTACHED

Hereby releasing and waiving all rights under and by virtue of the Homestead exemption Laws of the State of Illinois not as Joint Tenants, not as Tenants by the Entirety, but as Tenants in Common.

PERMANENT REAL ESTATE INDEX NUMBER: 13-18-403-011-0000
13-18-403-012-0000
13-18-403-013-0000
13-18-403-014-0000

ADDRESS OF REAL ESTATE: 6635 WEST NORWOOD COURT
UNIT 204
HARWOOD HEIGHTS, IL 60706

There was no tenant of the above unit to waive any right of first refusal
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.

TICOR TITLE 392-424 (1)

3 CB

VILLAGE OF HARWOOD HEIGHTS

JUL 20 '04



2160.00

222-2072

721727

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

BOX 15

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LEGAL DESCRIPTION

PARCEL 1

UNIT 204 IN THE GREENS OF RIDGEMOOR CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 3, 4, 5 AND 6 IN BLOCK 1 IN VOLK BROTHERS MONTROSE AND OAK PARK AVENUE SUBDIVISION BEING A SUBDIVISION OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE LYING EAST OF THE WEST 2,329.4 FEET (EXCEPT PARTS THEREOF CONVEYED TO CHICAGO TERMINAL TRANSFER RAILROAD COMPANY BY WARRANTY DEED RECORDED MAY 16, 1898 AS DOCUMENT 2686698 IN BOOK 6186, PAGE 303) IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0418110022, AS MAY BE AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE OF PARKING SPACE P12 AND STORAGE SPACE S12 AS LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0418110022, AS MAY BE AMENDED FROM TIME TO TIME.

SUBJECT TO: GENERAL REAL ESTATE TAXES FOR 2003 AND SUBSEQUENT YEARS; PRIVATE, PUBLIC AND UTILITY EASEMENTS, APPLICABLE ZONING AND BUILDING LAWS OR ORDINANCES; ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND RESERVATIONS CONTAINED IN THE DECLARATION, AS AMENDED FROM TIME TO TIME, AND A RESERVATION BY THE GRANTOR TO ITSELF AND ITS SUCCESSORS AND ASSIGNS, FOR THE BENEFIT OF ALL UNIT OWNERS AT THE CONDOMINIUM, OF THE RIGHTS AND EASEMENTS SET FORTH IN THE DECLARATION AS AMENDED FROM TIME TO TIME; PROVISIONS OF THE CONDOMINIUM PROPERTY ACT OF THE STATE OF ILLINOIS AS AMENDED FROM TIME TO TIME; SUCH OTHER MATTERS AS TO WHICH THE TITLE INSURER COMMITS TO INSURE BUYER AGAINST LOSS OR DAMAGE; ACTS OF BUYER; ENCROACHMENTS; COVENANTS, CONDITIONS, RESTRICTIONS, PERMITS, EASEMENTS AND AGREEMENTS OF RECORD AS AMENDED FROM TIME TO TIME.

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, AS AMENDED FROM TIME TO TIME, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME, 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, AS AMENDED FROM TIME TO TIME, THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

THERE WAS NO TENANT OF THE AFORESAID UNIT TO WAIVE OR EXERCISE A RIGHT OF FIRST REFUSAL.

Commonly known as:

6635 W. NORWOOD COURT
HARWOOD HEIGHTS, ILLINOIS 60706

P.I.N. (S):

13-18-403-011; -012; -013; AND -014

Mail to:

*Joseph E. Cunningham
425 CREEKSIDE DR.
PARKMAN, IL 60074*

Mail for Bills to:

*ELAINE CATTAS
MICHAEL CAROZZA
6635 W. NORWOOD CT
UNIT 204
HARWOOD HTS., IL 60706*