

# UNOFFICIAL COPY



Doc#: 0432733049  
Eugene "Gene" Moore Fee: \$50.00  
Cook County Recorder of Deeds  
Date: 11/22/2004 10:12 AM Pg: 1 of 3

ST5068201 SK 1CF3  
WARRANTY DEED

THE GRANTORS: **Nicolae Ciocan and Maria Ciocan**, husband and wife, 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: **Liza Tursky**, a married woman, residing at 1911 W. Eddy, unit 2, Chicago, Illinois 60657, 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 Act); (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 2 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 2, at 6025 N. Fairfield, Chicago, Illinois, had no right of first refusal.  
Permanent Real Estate Index Number: 13-01-225-011-0000  
Property Address: 6025 N. Fairfield unit 2, Chicago, Illinois 60659  
Dated this 21 day of October, 2004.

Nicolae Ciocan  
Nicolae Ciocan

Maria Ciocan  
Maria Ciocan

Send Recorded Document to:

THEA M. PAREN  
3839 N. KENNETH AVE #300  
CHICAGO, IL 60641

Send Subsequent Tax Bills to:

Liza Tursky  
6025 N. Fairfield unit 2  
Chicago, Illinois 60659

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

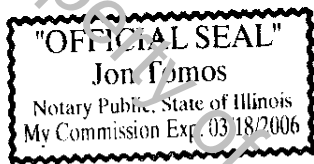
BOX 383-07 SPO  
3/1/05

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STATE OF ILLINOIS, COUNTY OF COOK: SS

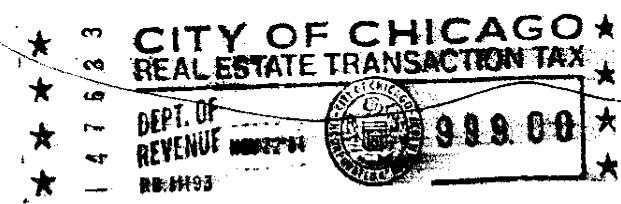
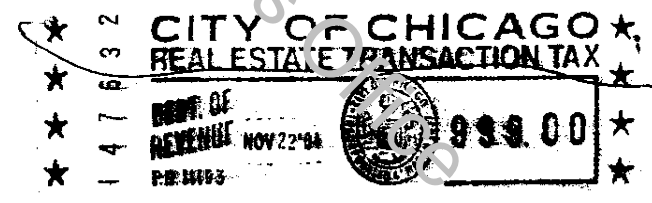
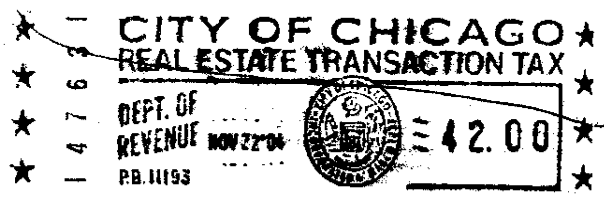
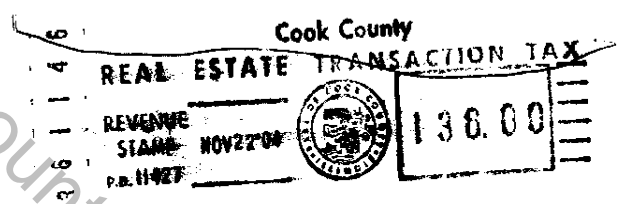
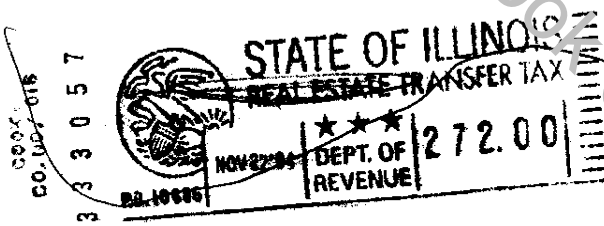
The undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that Nicolae Ciocan and Maria Ciocan, personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 21 day of October, 2004.



*Jon Fomos*

Notary Public



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## CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1409 ST5068201 SNC  
STREET ADDRESS: 6025 N. FAIRFIELD., UNIT 2  
CITY: CHICAGO COUNTY: COOK  
TAX NUMBER: 13-01-225-011-0000

### LEGAL DESCRIPTION:

PARCEL 1:  
UNIT 2 IN THE 6025 N. FAIRFIELD CONDOMINIUM AS DELINEATED ON A SURVEY OF THE  
FOLLOWING DESCRIBED REAL ESTATE:  
LOT 28 IN BLOCK 2 OF T.J. GRADY'S SECOND GREEN BRIAR ADDITION TO NORTH EDGEWATER  
IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 1, 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 0429227023; TOGETHER WITH  
ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY,  
ILLINOIS

PARCEL 2:  
THE EXCLUSIVE RIGHT TO THE USE OF 2-2, A LIMITED COMMON ELEMENT AS DELINEATED ON  
THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT  
0429227023.