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WARRANTY DEED Statutory (ILLINOIS) (Individual to Individual)

> **GRANTOR(S)** IONEL DANCIU, and LIDIA DANCIU his wife, of the County of Cook, State of Illinois for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to the grantee(s), JAMES T. QUIL'TY and KIMBERLY M. QUILTY, his wife 4104 N. Hermitage Chicago, Il 60613

Doc#: 0507042002 Eugene "Gene" Moore Fee: \$26.00 Cook County Recorder of Deeds

Date: 03/11/2005 07:30 AM Pg: 1 of 2

(The Above Space for Recorder's Use)

of the County of Cook, State of Illinois, the following described real estate, situated in the County of Cook, in the State of Illinois, to wit:

CITY OF CHICAGO

CITY TAX

DOLINSON LOFTES

REAL ESTATE TRANSFER TAX

See Exhibit A Attached hereto and made a part hereof.

02475.00

Deted his 28 day of FEBRUARY, 2005.

REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE

HAR.-4.05

FP 102805

Lidia Danciu

STATE OF ILLINOIS )

) ss

COUNTY OF COOK

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO YEREBY CERTIFY that Ionel Danciu and Lidia Danciu, his wife 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 act, for the uses and purposes therein set forth.

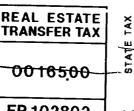
Given under my hand and notary seal, this 28 day of FERRURY, 2005.

NOTARY PUBLIC

Prepared by: David Chaiken, 111 W. Washington, #823, Chicago, Il 60602

COUR COUNTY
ESTATE TRANSACTION TAX HAR.-4.05

FP 102802



STATE OF ILLINOIS

REAL ESTATE TRANSFER TAX **DEPARTMENT OF REVENUE** 

1083980

FP 102808

<u> 0033000</u>

**REAL ESTATE** 

TRANSFER TAX

0507042002D Page: 2 of 2

## **UNOFFICIAL COPY**

## **EXHIBIT A**

Parcel 1:

UNIT NUMBER 2 IN THE 2235 W. LAWRENCE CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 15 IN CIRCUIT COURT PARTITION OF THAT PART OF LOT 1 LYING EAST OFLINCOLN AVENUE IN COURT PARTITION OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT NUMBER 0317710048 IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE RIGHT USE OF PARKING SPACE P-2, AS A LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0317710048

PIN: 14-18-102-043-0000

ADDRESS OF PROPERTY: 2235 W. LAWRENCE, CHICAGO, ILLINOIS 60625 There are no tenants in the building.

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 though the provisions of said Declaration were recited and stipulated at length herein.

This deed is subject to:

- 1. Real estate taxes not yet due and payable and for subsequent years;
- 2. The Declaration;
- 3. Public and utility easements;
- 4. Covenants, conditions, restrictions of record as to use and occupancy;
- 4. Applicable zoning and building laws, ordinances and restrictions;
- 6. Roads and highways, if any;
- 7. Provisions of the Condominium Property Act of Illinois;
- 8. Installments due after the date of closing of assessments established pursuant to the

Declaration: and

9. Acts done or suffered by the Purchaser.

Mail to: Nick Esposito

134 N. LASALUE ST., #500 Chicago, Il 60602

Sent Subsequent Tax Bills to:

James Quilty 2235 W. Lawrence Chicago, Il 60625