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0507042002D

Doc#: 0507042002
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 03/11/2005 07:30 AM Pg: 1 of 2

DONALDSON 1 OF 2 ABS

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. QUILTY and
KIMBERLY M. QUILTY, his wife
4104 N. Hermitage
Chicago, Il 60613

(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



MAR.-4.05

0000001495

REAL ESTATE
TRANSFER TAX

0247500

FP 102805

See Exhibit A Attached hereto and made a part hereof.

Dated this 28 day of FEBRUARY, 2005.

Lidia 'Franca'
Lidia Danciu

Ionel Danciu
Ionel Danciu

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY
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 FEBRUARY, 2005.

Notary Public
NOTARY PUBLIC

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

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



MAR.-4.05

0000084185

REAL ESTATE
TRANSFER TAX

0016500

FP 102802

STATE TAX

STATE OF ILLINOIS



MAR.-4.05

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000083980

REAL ESTATE
TRANSFER TAX

0033000

FP 102808

Box 334

REVENUE STAMP

CTIC # ST 5071198

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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 OF LINCOLN 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. LASALLE ST., #503
Chicago, IL 60602

Sent Subsequent Tax Bills to: James Quilty
2235 W. Lawrence
Chicago, IL 60625