

# UNOFFICIAL COPY

## WARRANTY DEED

The GRANTOR, RICHARD M. BARANCIK, not personally, but as Trustee under the Declaration of Trust known as THE RICHARD M. BARANCIK TRUST DATED AUGUST 3, 1988, for and in consideration of TEN and NO/100 Dollars and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to GRANTEE, GENNADY GERTSMAN, of 30 South Wacker Drive, Suite 2020, Chicago, IL 60606, the real estate situated in City of Chicago, County of Cook and State of Illinois described on Exhibit A attached hereto and made a part hereof.

Common street address: Unit 58J4, 161 East Chicago Avenue, Chicago, IL 60611

P.I.N. 17-10-200-068-1270

Subject to:

1. General taxes for the years 2004 and 2005 and subsequent years, the first installment of the 2004 taxes having been deposited with the Cook County Treasurer.
2. Terms, provisions, covenants, restrictions and options contained in and rights and easements established by the Declaration of Condominium recorded as Document No. 85080183, as amended from time to time.
3. Provisions, conditions and limitations as created by the Condominium Property Act.
4. Terms, provisions and conditions relating to the easement described as Parcel 2 contained in the instrument creating such easement.
5. Rights of the adjoining owner and owners to the concurrent use of the easement described as Parcel 2.
6. Terms, provisions, covenants, restrictions and options contained in the Declaration of Covenants recorded June 27, 1985 as Document No. 85080144.

TO HAVE AND TO HOLD the said real estate forever.

DATED this 8 day of March, 2005

THE RICHARD M. BARANCIK TRUST DATED  
AUGUST 3, 1988

By: \_\_\_\_\_

Richard M. Barancik, Trustee

Near North National Bank  
222 N. LaSalle  
Chicago, IL 60601



Doc#: 0507518021  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 03/16/2005 10:00 AM Pg: 1 of 3

(The above space is for Recorder's use only)

01050253 of 3 B6

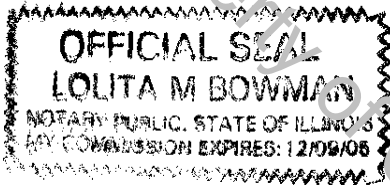
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STATE OF ILLINOIS )  
                                  )     ss.  
COUNTY OF COOK    )

I, Lolita M. Bowman, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that RICHARD M. BARANCIK, not personally, but as Trustee under the Declaration of Trust known as THE RICHARD M. BARANCIK TRUST DATED AUGUST 3, 1988, 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 Notarial Seal this 8 day of March, 2005.

Lolita M. Bowman  
Notary Public



This instrument was prepared by:

Kathleen M. Vyborny, Esq.  
8312 Kostner Avenue  
Skokie, Illinois 60076

After recording, mail to:

Seth N. Kaberon, Esq.  
Borek & Golunirsh  
3545 West Lake Avenue  
Suite 200  
Wilmette, IL 60091-1658



Mail Subsequent Tax Bills To:  
Gennady Gertsman  
30 S. Wacker Dr, # 2020  
Chicago, IL 60606

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FEB. 10. 2005 10:03AM

NEAR NORTH NATIONAL TITLE CORP

NO. 9877 P. 8

### Exhibit A

#### Parcel 1:

Unit 58J4 in the 161 Chicago Avenue East Condominium as delineated on a survey of the following described parcel of real estate:


Part of various lots in Olympia Centre Subdivision, being a resubdivision of various lots and parts of vacated alleys in Block 54 in Kinzies Addition to Chicago, being a Subdivision of Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, which Survey is attached as Exhibit "B" to the Condominium Declaration recorded June 27, 1985 as Document Number 85080144 together with its undivided percentage interest in the common elements, in Cook County, Illinois.

#### Parcel 2:

Easements for ingress and egress, support and utilities including easements for operation, repair, maintenance and replacement of elevator pits, shafts, equipment, etc., all as defined and declared in Declaration or Covenants, Easements, charges and liens for Olympia Centre dated June 27, 1985 and recorded June 27, 1985 as Document 85080144 over and across various lots and portions of lots in Olympia Centre Subdivision in Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

STATE TAX

STATE OF ILLINOIS



MAR. 15. 05


REAL ESTATE TRANSFER TAX  
OF DEPARTMENT OF REVENUE

# 0000009000

REAL ESTATE TRANSFER TAX
0140000
FP326706

COUNTY TAX

COOK COUNTY  
REAL ESTATE TRANSACTION TAX



MAR. 15. 05


REVENUE STAMP

# 0000006865

REAL ESTATE TRANSFER TAX
0070000
FP326657

CITY TAX

CITY OF CHICAGO



MAR. 15. 05

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 9878000000

REAL ESTATE TRANSFER TAX
1050000
FP326675