

UNOFFICIAL COPY



STEWART TITLE OF ILLINOIS  
2 N. LOSALLE STREET  
SUITE 1020  
CHICAGO, IL 60602

Chicago Title Insurance Company

**WARRANTY DEED  
ILLINOIS STATUTORY**

(Corporation to Individual)

STCIL 427024 1072



05138050320

Doc#: 0513805032  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 05/18/2005 09:50 AM Pg: 1 of 3

**THE GRANTOR**, Lyndale Condominiums, LLC, a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, **CONVEY(S) and WARRANT(S)** to Proctor H. Robison and Amy S. Bravata not as tenants in common, but as joint tenants,

**(GRANTEE'S ADDRESS)** 1838 N. Fremont, #112, Chicago, Illinois 60614

of the County of Cook, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

**See Exhibit 'A' attached hereto and made a part hereof**

**SUBJECT TO:** General real estate taxes; special taxes or assessments not now due and payable; the Act; the Condominium Documents, including all amendments and exhibits thereto; applicable zoning and building laws and ordinances and other ordinances of record; acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; leases and licenses affecting the Common Elements; easements, covenants, conditions, agreements, building lines and restrictions of record; and liens, encroachments and other matters over which Stewart Title Guaranty Company is willing to insure at Seller's expense; provided however that none of the foregoing title exceptions shall materially affect the Purchaser's use and enjoyment of the Purchased Unit.

TO HAVE AND TO HOLD said premises not as tenants in common, but as joint tenants forever.

Permanent Real Estate Index Number(s): 14-31-114-013-0000  
Address(es) of Real Estate: 2143 W. Lyndale, Unit 2W, Chicago, Illinois 60647

3LC

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its Manager this 29th day of April, 2005.

Lyndale Condominiums, LLC

By Boguslaw Bialkowski  
Boguslaw Bialkowski  
Manager

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ALTA COMMITMENT  
 Schedule A - Legal Description  
 File Number: TM175657  
 Assoc. File No: "

**GUARANTY COMPANY**  
 HEREIN CALLED THE COMPANY

**COMMITMENT - LEGAL DESCRIPTION**

Parcel 1: Unit 2W and PU-1 together with its undivided percentage interest in the common elements in Lyndale Condominium, as delineated and defined in the Declaration recorded as document number 0511703070, in the Subdivision of Lots 4 and 5 in Block 11 in Vincent, being a subdivision of the Northeast 1/4 of the Northwest 1/4 of Section 31, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: The exclusive right to the use of Decks and Open Porches, a Limited Common Elements as delineated on a survey to condominium recorded as document number 0511703070.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

Cook County Clerk's Office

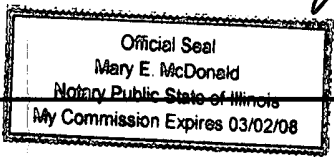
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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Boguslaw Bialkowski, personally known to me to be the Manager of the Lyndale Condominiums, LLC, and personally known to me to be the same person(s) whose name(s) is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that as such Boguslaw Bialkowski, Manager he signed and delivered the said instrument pursuant to authority given by the Board of Managers of said company, as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 2 day of May, 2005.

Mary E. McDonald (Notary Public)



**Prepared By:** Frank W. Jaffe  
111 W. Washington #1401  
Chicago, Illinois 60602

**Mail To:**  
F. James Helms  
Tenney & Bentley, LLC  
111 W. Washington, Suite 1900  
Chicago, IL 60602

**Name & Address of Taxpayer:**  
Proctor H. Robison and Amy S. Bfavata  
2143 W. Lyndale, Unit 2W  
Chicago, Illinois 60647

