

# UNOFFICIAL COPY



0520635008

**STATUTORY, ILLINOIS  
(Limited Liability Company to Individual)**

Doc#: 0520635008  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 07/25/2005 06:57 AM Pg: 1 of 3

**THE GRANTOR,  
4837 N. CENTRAL AVE., L.L.C., an Illinois**

**Limited Liability Company,  
For and in consideration of  
TEN DOLLARS (\$10.00),**

**In hand paid, and pursuant  
To authority given by the  
Members of said Company,**

**CONVEYS and WARRANTS to**

*828232 married to Iwona Jawor*

**ROBERT LADZINSKI and MARK MIKINA, not as Tenants in Common, not as Tenants  
by the Entirety, but as JOINT TENANTS.**

**The following described real estate situated in the County of COOK in the State of Illinois,  
to wit;**

**LEGAL DESCRIPTION IS ATTACHED**

Hereby releasing and waiving all rights under and by virtue of the Homestead exemption Laws of  
the State of Illinois. **TO HAVE AND TO HOLD said premises not as Tenants in Common, not  
as Tenants by the Entirety, but as JOINT TENANTS:**

**PERMANENT REAL ESTATE INDEX NUMBER: 13-09-328-018-0000**

**ADDRESS OF REAL ESTATE: 4837 N. CENTRAL AVENUE  
UNIT 301  
CHICAGO, IL 60630**

There was no tenant of the above unit to waive any right of first refusal  
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 as though the provisions of said Declaration were recited and stipulated at  
length herein.

**MAIL TO: Mark Jaszczak**  
**ROBERT LADZINSKI 2956 Milwaukee**  
**MARK MIKINA Chicago, IL 60618**  
**4837 N. CENTRAL, UNIT 301**  
**CHICAGO, IL 60630**

**SEND TAX BILLS TO:**  
**ROBERT LADZINSKI**  
**MARK MIKINA**  
**4837 N. CENTRAL, UNIT 301**  
**CHICAGO, IL 60630**

*3129*

**PREPARED BY: KOLPAK AND LERNER, 6767 N. MILWAUKEE AVE., SUITE 202  
NILES, IL 60714**

**BOX 333-CT**



**UNOFFICIAL COPY****LEGAL DESCRIPTION****PARCEL 1**

**UNIT(S) 301 and G-3 IN THE CENTRAL AVENUE PLACE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:**

THE SOUTH 1/2 OF LOT 14 IN ROBERT'S LAWRENCE AVENUE SUBDIVISION, A SUBDIVISION OF BLOCKS 48 AND 49 IN THE VILLAGE OF JEFFERSON IN SECTIONS 8, 9 AND 16, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

**PARCEL 2:**

THE EXCLUSIVE RIGHT TO USE OF PARKING SPACE P-N/A AND STORAGE SPACE S-4 AS LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 051802133, AS MAY BE AMENDED FROM TIME TO TIME.

**SUBJECT TO:** GENERAL REAL ESTATE TAXES FOR 2004 AND SUBSEQUENT YEARS; PRIVATE, PUBLIC AND UTILITY EASEMENTS; APPLICABLE ZONING AND BUILDING LAWS OR ORDINANCES; ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND RESERVATIONS CONTAINED IN THE DECLARATION, AS AMENDED FROM TIME TO TIME, AND A RESERVATION BY THE GRANTOR TO ITSELF AND ITS SUCCESSORS AND ASSIGNS, FOR THE BENEFIT OF ALL UNIT OWNERS AT THE CONDOMINIUM, OF THE RIGHTS AND EASEMENTS SET FORTH IN THE DECLARATION AS AMENDED FROM TIME TO TIME; PROVISIONS OF THE CONDOMINIUM PROPERTY ACT OF THE STATE OF ILLINOIS AS AMENDED FROM TIME TO TIME; SUCH OTHER MATTERS AS TO WHICH THE TITLE INSURER COMMITS TO INSURE BUYER AGAINST LOSS OR DAMAGE; ACTS OF BUYER; ENCROACHMENTS; COVENANTS, CONDITIONS, RESTRICTIONS, PERMITS, EASEMENTS AND AGREEMENTS OF RECORD AS AMENDED FROM TIME TO TIME.

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, AS AMENDED FROM TIME TO TIME, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME, 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, AS AMENDED FROM TIME TO TIME, THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

THERE WAS NO TENANT OF THE AFORESAID UNIT TO WAIVE OR EXERCISE A RIGHT OF FIRST REFUSAL.

COMMON ADDRESS: 4837 N. CENTRAL AVENUE, CHICAGO, IL

P.I.N. 13-09-328-018-0000