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## WARRANTY DEED TENANTS IN COMMON

Mail To:

Kimberly Freeland 200 North LaSalle Street, Suite 1810 Chicago, Illinois 60601

Send Subsequent Tax Bills To:

Daniel Cervantes
Maricar Cortez
3154 West Grace
Unit #3
Chicago, Illinois 60608

Doc#: 0520735088

Eugene "Gene" Moore Fee: \$28.00

Cook County Recorder of Deeds

Date: 07/28/2005 07:52 AM Pg: 1 of 3

The GRANTOR GRACE TERRACE CONDOMINIUMS, LLC, for and in consideration of Ten and No/100 (\$10.00) Dollars in hand paid, CONVEY and WARRANT to the GRANTEE Daniel Cervantes and Maricar Cortez, 4664 North River Road, Schiller Park, Illinois, of the Villiage of Schiller Park, County of Cook, State of Illinois, not as Joint Tenants, but as TENANTS IN COMMON, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

### PARCEL 1:

UNIT NUMBER 3154-3, IN THE GRACE TERRACE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 25 AND 26 IN BLOCK 2 IN WILLIAM E. HATTERMAN'S (RV NG PARK BOULDEVARD SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF 7/15 NORTHWEST 1/4 AND THE WEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 18, 2004 AS DOCUMENT NUMBER 0423110103; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-7, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID.

Grantor also hereby grants to the Grantee and his/her/their/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, recorded in the Office of the Recorder of Deeds in Cook County, Illinois as Document No.0423110103, 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.

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This Deed is subject to all rights, easements, restrictions, conditions, covenants and reservations contained in said Declaration, the same as though the provisions of said Declaration were recited and stipulated at length herein.

**SUBJECT TO:** Terms, covenants, conditions; and restrictions of record; building setback lines; public and utility easements; the Condominium Documents; the Condominium Property Act; acts done by or suffered through the Grantees, and subject to general real estate taxes for 2003 and for subsequent years.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

TO HAVE AND TOHOLD said premises not as Joint Tenants, but as TENANTS IN COMMON, forever.

Property Index Number(s). 13-24-108-017-0000; 13-24-108-018-0000

Address of Real Estate:

3154 West Grace, Unit 3, Chicago, Illinois 60618

DATED this 15 day of July, 2005.

GRACE TERRACE CONDOMINIUMS, LLC

Marko Knezovic, Manager

This Document Prepared by:

Morgen & Perl

7101 North Cicero, Suite 101

Lincolnwood, Illinois 60712

STATE OF ILLINOIS )

)SS

COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, Do Hereby Certify that Marko Knezovic, manager of the GRACE TERRACE CONDOMINIUMS, LLC, 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 the free and voluntary act of said L.L.C., for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this <u>15</u> day of July, 2005.

OFFICIAL SEAL" DIANE HAYES
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 4/15/2007

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### TICOR TITLE INSURANCE COMPANY

ORDER NUMBER: 2000 000567069 CH

STREET ADDRESS: 3154 W. GRACE UNIT #3154-3

CITY: CHICAGO COUNTY: COOK COUNTY

TAX NUMBER: 13-24-108-017-0000

### **LEGAL DESCRIPTION:**

#### PARCEL 1:

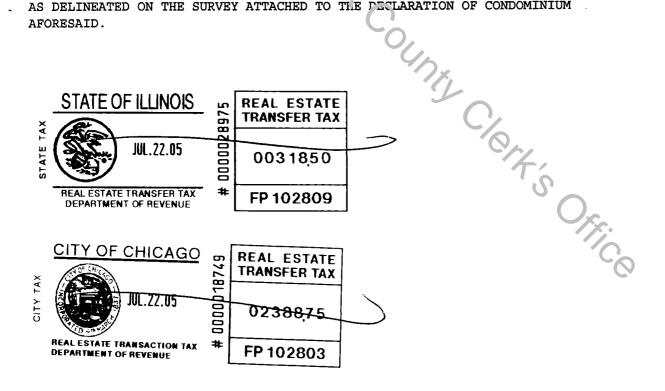
UNIT NUMBER 3154-3 IN THE GRACE TERRACE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING LESCRIBED TRACT OF LAND:

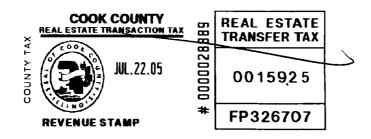
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LEGALD