

UNOFFICIAL COPY

WARRANTY DEED

Mail to:

Donald Martin
Martin & Karcazes, Ltd
161 North Clark Street, Suite #550
Chicago, IL 60601



Doc#: 0526414002 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/21/2005 07:05 AM Pg: 1 of 2

Name & Address of Taxpayer

Clara A. Lopez
Elba Vazquez
1431 N. California, Unit 2
Chicago, IL 60622

LC 9673
2001
THE GRANTOR(S), Roslea Builders, Inc., an Illinois Corporation, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, in hand paid, and other good and valuable consideration, convey and warrant to CLARA A. LOPEZ and ELBA VAZQUEZ, as joint tenants and not tenants by the entirety or tenants in common, all interest in the following described Real Estate Situated in the County of Cook, in the State of Illinois, to wit:

Parcel 1:

Unit Number 2 in the Emma's Court Condominiums, as delineated on a survey of the following described tract of land: Lot 37 in Block 5 in H. M. Thompson's Subdivision of the Northwest ¼ of the Northeast ¼ of Section 1, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Which survey is attached as exhibit "B" to the Declaration of Condominium recorded as Document Number 0516734070 on June 16, 2005; together with its undivided percentage interest in the common elements in Cook County, Illinois.

Parcel 2:

The right to use Roof Top Deck, a Limited Common Element, as shown on Plat of Survey attached as Exhibit "B" to Declaration of Condominium recorded as Document Number 0515734070 on June 16, 2005.

Subject to covenants, conditions and restrictions of record and real estate taxes for the year 2004 and subsequent years.

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.

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

Permanent Real Estate Index Number(s): 16-01-208-008-0000

Address of Real Estate: 1431 N. California, Unit 2, Chicago, IL 60622

DATED this 29th day of August, 2005.

BOX 15

UNOFFICIAL COPY

ROSLEA BUILDERS, INC.

By:

Michael Mullan
It's President

This instrument was prepared by:

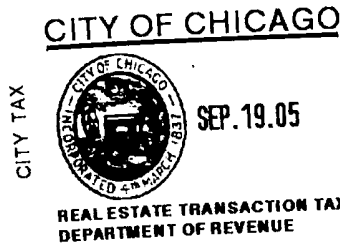
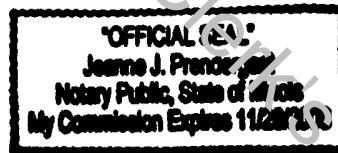
JEANNE J. PRENDERGAST, P.C., ATTORNEY AT LAW, 7250 College Drive, Suite 2SW, Palos Heights, IL 60463

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 Michael Mullan personally known to me to be the President of Roslea Builders, Inc, an Illinois corporation, 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 severally acknowledged that as such President, they signed and delivered the said instrument as President of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 29th day of August, 2005.

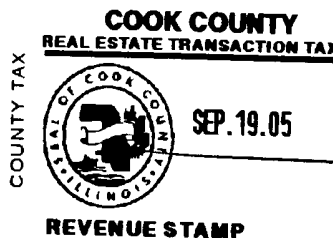
Commission expires _____
Janne
Notary Public



REAL ESTATE TRANSFER TAX
0251250
FP 102803



REAL ESTATE TRANSFER TAX
00335.00
FP 102809



REAL ESTATE TRANSFER TAX
00167.50
FP 326707