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WARRANTY DEED

ILLINOIS STATUTORY
CORPORATION to INDIVIDUAL

Doc#: 0526641007 Fee: \$30.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds
Date: 09/23/2005 09:41 AM Pg: 1 of 4

MAIL TO:

Karen Sue Coffey COFFEY & ASSOCIATES, LLC 2114 W. Potomac, Suite 1C Chicago, IL 60622-3010

NAME/ADDRESS OF TAXPAYER:

Terese Compolly 2255 West Wabansia Unit 310 Chicago, Illino's 6)647

RECORDER'S STAMP

THE GRANTOR CAKLEY MANOR, INC., a corporation organized and existing under and by virtue of the laws of the State of Illinois, for and in consideration of Ten and No/100ths Dollars (\$19.90) and other good and valuable consideration in hand paid, CONVEYS and WARRAN'S to

TERESI, CONNOLLY

any and all right, title, and interest in the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

See legal description and subject to provisions attached hereto as Exhibit "A" and made a part hereof

Commonly Known as:

Unit 310

2255 West Wabansia, Chicago, Illinois 60647

P.I.N.'s (undivided)

14-31-328-001; 002; 003; 004; and 005

Dated this _____ day of September, 2005.

Oakley Manor, Inc.,

an Illinois corporation

By: <u>X</u>

Its: President

Attest:

Its: Secretary

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State of Illinois) SS. County of Cook

The undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that Jerzy Koziol and Andrew Krukowski, President and Secretary, respectively, of Oakley Manor, Inc., personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such President and Secretary respectively, appeared before me this day in person, and acknowledged that they signed, scaled, and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this _____ day of September, 2005.

OFFICIAL SEAL JOHN E LOVESTRAND NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES: 09-04-06

My commission expires: 9-4-2006

This instrument prepared by John E. Lovestrand

PALMISANO & LOVESTRANT

19 South LaSalle Street

Suite 900

Chicago, Illinois 60603

City of Chicago

Dept. of Revenue

398129

Real Estate

ransfer Stamp

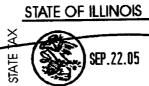
\$3,600.00

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FP326669

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EXHIBIT "A"

PAGE 1 OF 2

Parcel 1:

Unit <u>310</u> in the OAKLEY MANOR CONDOMINIUMS as delineated on a survey of the following described property:

THAT PART OF LOTS 78 TO 85, BOTH INCLUSIVE, LYING WEST OF A LINE DRAWN FROM A POINT IN THE NORTH LINE OF SAID LOTS, 210.38 FEET EAST OF THE NORTHWEST CORNER OF LOT 78 AFORESAID TO A POINT IN THE SOUTH LINE OF SAID LOTS 210.69 FEET EAST OF THE SOUTHWEST CORNER OF LOT 78 AFORESAID (EXCEPT THEREFROM THE WEST 6.0 FEET OF LOT 78 AFORESAID, TAKEN FROM OAKLEY AVENUE) IN ISHAM'S RESUPPIVISION OF PARTS OF BLOCKS 3, 4, AND 5 OF ISHAM'S SUBDIVISION OF THE NORTH ½ OF THE SOUTH ½ OF THE SOUTH ½ OF THE SOUTHWEST ¼ OF SECTION 31, 7 OWNSHIP 40 NORTH, RANGE 14, LYING SOUTHWEST OF MILWAUKEE AVENUE, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINGIS.

which survey is attached to the Declaration of Condon inium recorded as Document No. 0509734001, together with an undivided percentage interest in the Common Elements.

ASAMILLOED FROM TIME TO TIME,

Parcel 2:

The exclusive right to use Parking Space G - 18, a limited common element as delineated on the survey attached to the aforementioned Declaration of Co do minium.

Declaration merces are a recorded by Dicument o 509734001, As manded to the members of the to the members of the members of the survey of the surve

P.I.N.'s (undivided)

14-31-328-001-0000 14-31-328-002-0000 14-31-328-003-0000 14-31-328-004-0000 14-31-328-005-0000

Commonly Known as:

Unit 310

2255 West Wabansia, Chicago, Illinois 60647

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EXHIBIT "A"

PAGE 2 OF 2

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, 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

THERE WAS NO TENANT OF THIS UNIT, AS THIS IS A NEW CONSTRUCTION CONDOMINIUM, AND THEREFORE THERE WAS NO RIGHT OF FIRST REFUSAL.

SUBJECT TO:

- (1) general real estate taxes not due and payable at the time of c'osir g;
- (2) the Act and Code;
- (3) the Condominium Documents, including all amendments and exhibits thereto;
- (4) applicable zoning and building laws and ordinances;
- (5) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser;
- (6) utility easements, if any, whether recorded or unrecorded;
- (7) covenants, conditions, restrictions, encroachments and easements of record.