

# UNOFFICIAL COPY



Chicago Title Insurance Company

**WARRANTY DEED  
ILLINOIS STATUTORY  
(Corporation to Individual)**



0529247179D

Doc#: 0529247179 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/19/2005 02:04 PM Pg: 1 of 3

4360134  
LO#3

GIT

THE GRANTOR New City Builders, Inc. 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 Ilie Strugari, single (GRANTEE'S ADDRESS) 7062-78 N. Wolcott/1903-05 W. Estes, Unit 7076-2, Chicago, Illinois 60626

of the county of Cook, the following described Fee Estate situated in the County of Cook in the State of Illinois, to wit:  
**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

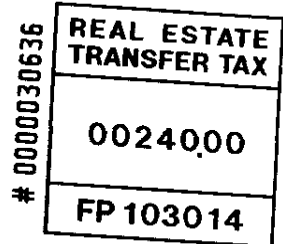
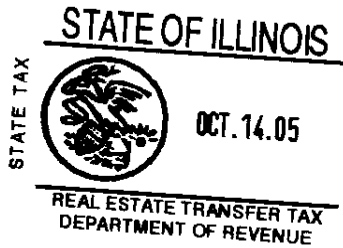
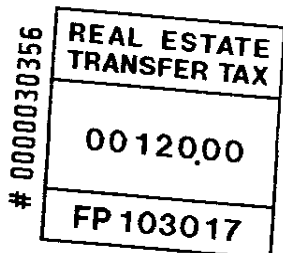
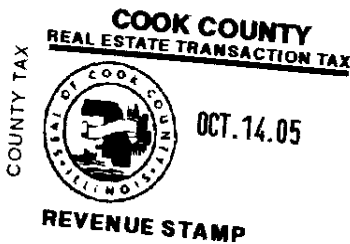
**SUBJECT TO:**

Permanent Real Estate Index Number(s): 11-31-204-011-0000  
Address(es) of Real Estate: 7062-78 N. Wolcott/1903-05 W. Estes, Unit 7076-2, Chicago, Illinois 60626

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, and attested by its Secretary this 16<sup>th</sup> day of Sept., 2005.

New City Builders, Inc.  
By: [Signature]  
Daniel Herlo  
President

Attest: [Signature]  
Daniel Herlo  
Secretary

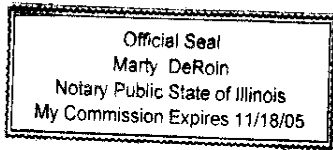


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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Daniel Herlo personally known to me to be the President of the New City Builders, Inc. and Daniel Herlo personally known to me to be the Secretary of said corporation, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such President and Secretary they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors 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 16<sup>th</sup> day of Sept. 2005




[Signature] (Notary Public)

**Prepared By:** Marty DeRoin  
122 S. Michigan Ave., Suite 1800  
Chicago, Illinois 60603-

**Mail To:**  
Ilie Strugari  
7062-78 N. Wolcott/1903-05 W. Estes, Unit 7076-2  
Chicago, Illinois 60626  
**Name & Address of Taxpayer:**  
Ilie Strugari  
7062-78 N. Wolcott/1903-05 W. Estes, Unit 7076-2  
Chicago, Illinois 60626

CITY TAX

**CITY OF CHICAGO**



OCT. 14. 05

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000016159

<b>REAL ESTATE TRANSFER TAX</b>
0180000
FP 103018

# UNOFFICIAL COPY

ORDER NO.: 1301 - 004360134  
ESCROW NO.: 1301 - 004360134 1

STREET ADDRESS: 7076 NORTH WOLCOTT AVENUE #2  
CITY: CHICAGO ZIP CODE: 60626 COUNTY: COOK  
TAX NUMBER: 11-31-204-011-0000

Property of Cook County Clerk's Office

### LEGAL DESCRIPTION:

UNIT 7076-2 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN CASTLE MANOR CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0515263057, IN PART OF SECTIONS 31 AND 32 AND ALL OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THERE WERE NO TENANTS AS THIS IS NEW CONSTRUCTION.

THE TENANT OF THE UNIT EITHER WAIVED OR FAIL TO EXERCISE THE OPTION TO PURCHASE THE SUBJECT UNIT, OR THE TENANT DID NOT HAVE AN OPTION TO PURCHASE THE UNIT, UNLESS THE TENANT IS THE PURCHASER, IN WHICH CASE THIS SHOULD BE DISCLOSED.

: 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

LB

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 RECITING AND STIPULATED AT LENGTH HEREIN.