

UNOFFICIAL COPY



Doc#: 0602520048 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 01/25/2006 08:54 AM Pg: 1 of 3

WARRANTY DEED

THE GRANTOR(s), **IGOR LUKYAN, MARRIED TO SUZIE LUKYAN**, of 900 N. KINGSBURY, CHICAGO, IL 60610 of the State of Illinois, for the consideration of TEN AND NO/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and WARRANT(s) to:

3
D

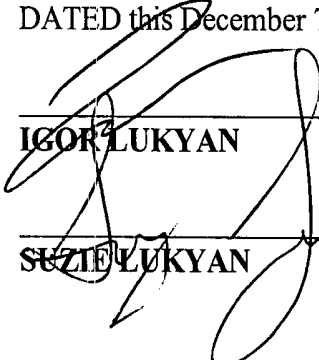
CLAUDIA HUEZO,
GRANTEE(S), of 4317 W. DEVON, CHICAGO, IL, 60046 ALL interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION.

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

Subject to: General real estate taxes for the 2005 et seq., and to the conditions, easements and restrictions of record, if any.

Permanent Real Estate Index Number(s): 17-04-300-047-1113 and 17-04-300-047-1472
Address of Real Estate: 900 N. KINGSBURY, CHICAGO, IL 60610, UNITS 869 & 2-234
DATED this December 7, 2005.



(SEAL)
IGOR LUKYAN



(SEAL)
SUZIE LUKYAN

P.N.T.N.

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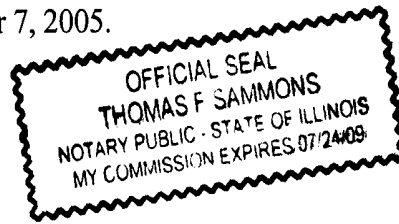
State of Illinois
County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that IGOR LUKYAN & SUZIE LUKYAN, are/is personally known to me to be the same person(s) whose name(s) are/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 his free and voluntary act, 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 December 7, 2005.

Commission expires

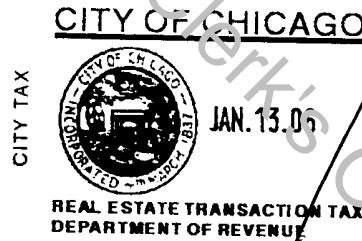
Notary Public



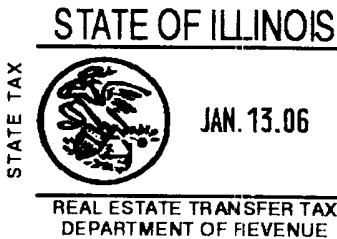
This instrument was prepared by Thomas F. Sammons, 502 N. Plum Grove Road, Palatine, Ill. 60067.

Mail recorded document to: Send Subsequent Tax Bills to:

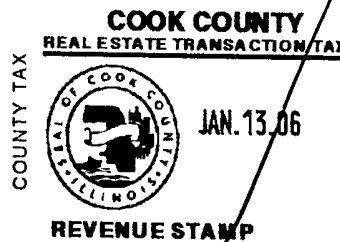
CLANDIA HUEZO
900 N. KINGSBURY, UNIT 869
CHICAGO, IL 60610



REAL ESTATE TRANSFER TAX
0221250
FP 103026



REAL ESTATE TRANSFER TAX
0029500
FP 103021



REAL ESTATE TRANSFER TAX
0014750
FP 103025

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PARCEL 1: UNIT NO. 869, PARKING UNIT NO. P-234 IN THE DOMAIN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF LOTS 21 THROUGH 26 IN BLOCK 96 IN ELSTON'S ADDITION TO CHICAGO; PART OF LOTS 1 THROUGH 4 IN ELSTON'S ADDITION TO CHICAGO, AND PART OF LOT 5 IN ASSESSORS PLAT OF LOTS 5 AND 6 IN BLOCK 95 OF ELSTON'S ADDITION TO CHICAGO ALL LOCATED IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED ON THE SURVEY ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 2, 2002 AS DOCUMENT NO. 0020733519, AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE NUMBER 122, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF AFORESAID RECORDED AS DOCUMENT NO. 0020733519.

PARCEL 3: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AND OPERATING AGREEMENT, DATED OCTOBER 9, 2002 AND RECORDED OCTOBER 15, 2002 AS DOCUMENT 21128349 FOR THE FOLLOWING PURPOSE:

- A. INGRESS AND EGRESS AND USE
- B. STRUCTURAL SUPPORT
- C. USE OF FACILITIES IN THE CATALOG BUILDING AND GARAGE BUILDING
- D. MAINTENANCE OF CATALOG BUILDING EASEMENT FACILITIES AND GARAGE EASEMENT FACILITIES
- E. MAINTENANCE AND USE OF EASEMENT FACILITIES
- F. SUPPORT, ENCLOSURE, USE AND MAINTNEANCE OF CATALOG BUILDING AND GARAGE BUILDING COMMONWALLS, CEILINGS AND FLOORS
- G. WATER MAIN CONNECTION, SANITARY SEWER MAIN CONNECTION AND GAS MAIN CONNECTION
- H. UTILITIES
- I. PERMITTING EXISTENCE OF ENCROACHMENTS IN CATALOG BUILDING AND GARAGE BUILDING
- J. EXTERIOR MAINTENANCE
- K. EXTERIOR SIGNAGE
- L. DUMPSTERS
- M. OWNED FACILITIES
- N. SHARED FACILITES, AND
- O. OVERHANGING BALCONIES; OVER THE LAND DESCRIBED IN EXHIBITS ATTACHED THERETO.