

UNOFFICIAL COPY

0602-19903

WARRANTY DEED

Statutory (ILLINOIS)
(Individual to Individual)

THE GRANTOR, LEODAN, L.L.C., an Illinois Limited Liability Company, of Chicago, Illinois, for and in consideration of ten and no/100 dollars, and other good and valuable consideration in hand paid, CONVEY and WARRANT to GRAZYNA ALEKSANDROWICZ, of 3104 North Linder, Chicago, Illinois 60641, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

An unmarried woman
See attached for legal description.



Doc#: 0610254066 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/12/2006 02:10 PM Pg: 1 of 3

Subject To: General real estate taxes not due and payable at the time of closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the real estate.

Permanent Index Number: 12-27-207-001-0000, 12-27-207-002-0000, 12-27-207-003-0000 (affects underlying land).

Property Address: 3131 North Elm Street, Unit 3N, River Grove, Illinois 60171.

Note: The tenant has either waived or has failed to exercise the right of first refusal.

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.

Dated this 30TH day of MARCH, 2006.

LEODAN, L.L.C.

By:

Jack Winnik, Member

PRAIRIE TITLE
6821 W. NORTH AVE.
OAK PARK, IL 60302

By:

Agata Winnik, Member



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State of Illinois
County of Cook (ss)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JACK WINNIK and AGATA WINNIK, personally known to me to be Members of LEODAN, L.L.C., an Illinois Limited Liability Company, and 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 acknowledged that as such Members, signed, sealed 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 30TH day of MARCH, 2006.

Commission expires 3-15-08

OFFICIAL SEAL
MARIA A. CRISTIANO
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 3/15/2008

Maria A. Cristiano
Notary Public

This instrument was prepared by: Pellegrini and Cristiano, 6817 West North Avenue, Oak Park, Illinois 60302.

Mail To:


JOHN KUMOR - KUMOR + HIPPLE, P.C.
7642 W. BELMONT AVE.
CHICAGO, IL 60634

Send Subsequent Tax Bills To:


Grazyna
Aleksandrowicz
3131 N. Elm Street, 3N
River Grove, IL 60171

OR

Recorder's Office Box No.: _____

STATE TAX
STATE OF ILLINOIS

APR. 12.06
COOK COUNTY

000005713
REAL ESTATE TRANSFER TAX
~~0012850~~
FP351010

COOK COUNTY
REAL ESTATE TRANSACTION TAX

APR. 12.06
REVENUE STAMP

000005197
REAL ESTATE TRANSFER TAX
~~0008425~~
FP351019

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LEGAL DESCRIPTION:

PARCEL 1:

UNIT 3131-3N IN THE 3131-3143 N. ELM STREET CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING TRACT OF LAND:

LOTS 92 AND 93 AND THE NORTH 24.0 FEET OF LOT 94 IN LOEB'S SECOND RIVER PARK SUBDIVISION, BEING A PART WEST OF THE RIVER OF THE SUBDIVISION OF LOT 6 OF LOT 3 OF LA FRAMBOISE RESERVE, AND PART OF BLOCKS 23 AND 34 OF RIVER PARK, BEING SAYLOR AND WALKERS SUBDIVISION IN SECTION 27, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF VACATED ASHLAND AVENUE NORTH OF SAID LOT 92 IN SECOND RIVER PARK SUBDIVISION, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 92; THENCE EAST ALONG THE NORTH LINE OF LOT 92 TO THE NORTHEAST CORNER THEREOF; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 92, EXTENDED NORTH, A DISTANCE OF 46.98 FEET; THENCE SOUTHWESTERLY TO A POINT ON THE WEST LINE OF SAID LOT 92 EXTENDED NORTH SAID POINT BEING 22.0 FEET NORTH OF THE NORTHWEST CORNER OF SAID LOT 92; THENCE SOUTH ALONG SAID EXTENDED WEST LINE OF LOT 92, 22.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT 'D' TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 22, 2006, AS DOCUMENT NUMBER 0608134120, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-1 AND STORAGE SPACE NUMBER S-13, LIMITED COMMON ELEMENTS, AS DEFINED AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM RECORDED MARCH 22, 2006, AS DOCUMENT NUMBER 0608134120.

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