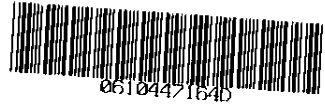


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Chicago Title Insurance Company

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



0610447164

Doc#: 0610447164 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/14/2006 01:01 PM Pg: 1 of 3

4366464 (1/3)

THE GRANTOR, LEA, LTD., AN ILLINOIS CORPORATION, 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 Richard Arechar & Maria Ana Arechar
(GRANTEE'S ADDRESS) 6401 W. 23RD, UNIT 3, BERWYN, Illinois 60402

of the County of COOK, the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

See Exhibit 'A' attached hereto and made a part hereof

THIS IS NOT HOMESTEAD PROPERTY

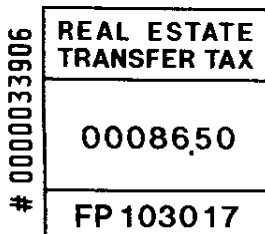
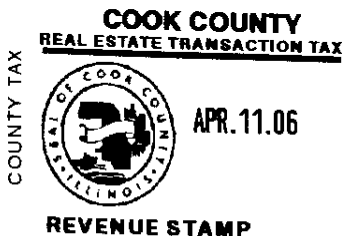
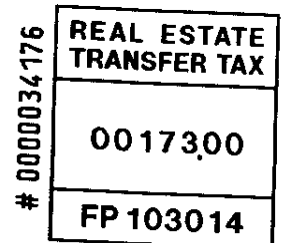
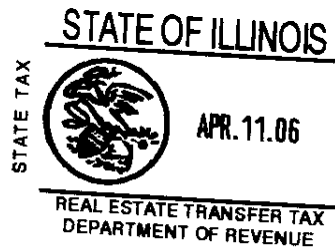
SUBJECT TO: covenants, conditions and restrictions of record

Permanent Real Estate Index Number(s): 16-30-207-034-0000 (underlying)
Address(es) of Real Estate: 6401-09 W. 23RD, STREET, UNIT 3, BERWYN, Illinois 60402

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its **PRESIDENT**, and attested by its _____ this 4th day of April, 2006.

LEA, LTD., AN ILLINOIS CORPORATION

By Leonard Victor Satas
LEONARD VICTOR SATAS
PRESIDENT



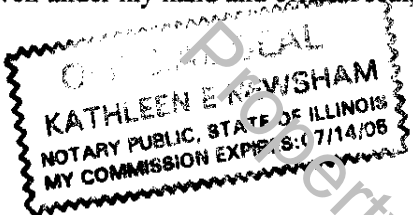
3

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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 LEONARD VICTOR SATAS, personally known to me to be the PRESIDENT of the LEA, LTD., AN ILLINOIS CORPORATION, ~~and~~ _____, personally known to me to be the _____ 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 LEONARD VICTOR SATAS and PRESIDENT 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 4th day of April 2006



Kathleen E. Newsham (Notary Public)

Prepared By: Katie Newsham
348 LATHROP AVENUE
RIVER FOREST, Illinois 60305

Mail To:
Richard Archar
6401 W. 23RD, UNIT 3
BERWYN, Illinois 60402

Name & Address of Taxpayer:
Richard Archar
6401 W. 23RD, UNIT 3
BERWYN, Illinois 60402

PROPERTY OF COOK COUNTY CLERK'S OFFICE
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EXHIBIT 'A'

Legal Description

UNIT 3 ~~AND UNIT 3~~ TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN SYLVIA CONDOMINIUM AS DELINEATED IN THE DECLARATION RECORDED AS DOCUMENTS NO. 0606231116 AND RECORDED 03/03/2006 AND DESCRIBED AS LOT 23 AND 24 IN GROH AND CHRISTAINS SUBDIVISION OF THE NORTH HALF OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDAN, IN COOK COUNTY, ILLINOIS.

THE TENANT OF THE UNIT HAS WAIVED OR FAILED TO EXERCISE THEIR RIGHT OF FIRST REFUSAL; GRANTOR ALSO GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; AND GRANTOR RESERVES ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN THE DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

Property of Cook County Clerk's Office