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Doc#: 0613741178 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/17/2006 04:00 PM Pg: 1 of 3

WARRANTY DEED

ILLINOIS STATUTORY
CORPORATION to INDIVIDUAL

206 to 90 MTR JERRY
Mail To:

SAMUEL J. TAMKIN
ATTORNEY AT LAW
165 N. CANAL, SUITE 1425
CHICAGO, ILLINOIS 60606

Name/Address of Taxpayer:
TERRY SINGLA & PURVA KELKAR SINGLA
UNIT 201
1825 NORTH WINNEBAGO
CHICAGO, ILLINOIS 60647

RECORDER'S STAMP

M.G.R. TITLE

The Grantor, **ROMUS CONSTRUCTION, 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 (\$10.00) and other good and valuable consideration in hand paid, **CONVEYS and WARRANTS** to

TERRY SINGLA & PURVA KELKAR SINGLA

any and all right, title, and interest in the following described property 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 201, P-1, P-4 and S-1**
1825 North Winnebago, Chicago, Illinois 60647

P.I.N.'s (undivided) **14-31-313-019 ; 020 ; 021 ; 022 ; 023 ; 031 ; 032**

Dated this 12th day of May, 2006.

ROMUS CONSTRUCTION, INC.,
an Illinois corporation

By: X
Its: President

Attest: X
Its: Secretary

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
436746 \$3,975.00
05/12/2006 10:54 Batch 10252 7

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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 Seamus Murnin and Rory Arthurs, President and Secretary, respectively, of **ROMUS CONSTRUCTION, 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, sealed, and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

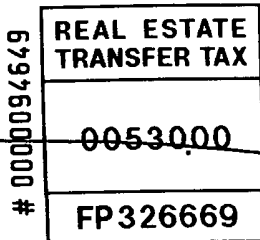
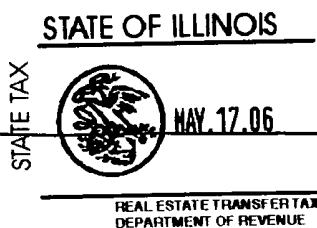
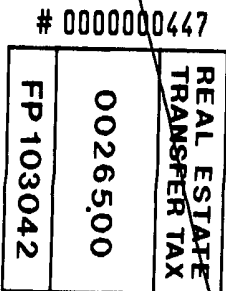
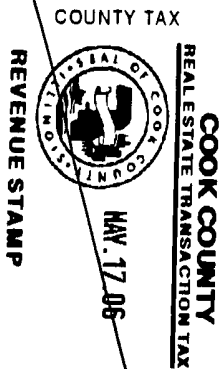
Given under my hand and official seal this 12th day of May, 2006.



John E. Lovstrand
 Notary Public

My commission expires: 9-4-2006

This instrument prepared by John E. Lovstrand
 PALMISANO & LOVSTRAND
 19 South LaSalle Street
 Suite 900
 Chicago, Illinois 60603



UNOFFICIAL COPY**EXHIBIT "A"**

Unit 201 and P-1 and P-4 and S-1 in the **CELADON FLATS CONDOMINIUMS** as delineated on a survey of the following described property:

LOTS 1, 2 AND 3 IN JOSEPHINE TAUBER'S RESUBDIVISION OF THE SOUTHWESTERLY 74 FEET OF LOTS 1, 2, 3 AND 4 IN BLOCK 15 IN PIERCE'S ADDITION TO HOLSTEIN IN THE SOUTHWEST ¼ OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

AND

LOTS 5, 6, 7, 8 AND 9 (EXCEPT THE NORTHWESTERLY 26 FEET OF EACH OF SAID LOTS) IN BLOCK 15 IN PIERCE'S ADDITION TO HOLSTEIN IN THE SOUTHWEST ¼ OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

which survey is attached to the Declaration of Condominium recorded as Document No. **0528732093**, together with an undivided percentage interest in the Common Elements.

7 (undivided) P.I.N.'s: **14-31-313-019-0000 ; 14-31-313-020-0000 ; 14-31-313-021-0000 ;
14-31-313-022-0000 ; 14-31-313-023-0000 ; 14-31-313-031-0000 ;
14-31-313-032-0000**

Commonly Known as: **Unit 201, 1825 North Winnebago, Chicago, Illinois 60647**

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 closing;
- (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, provided that no item listed in this paragraph shall impair or restrict Purchaser's use of the real estate as a residential condominium unit.