

UNOFFICIAL COPY

20834-UC-10F2-10
WARRANTY DEED
ILLINOIS STATUTORY
CORPORATION to INDIVIDUAL



Doc#: 0618604195 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/05/2008 01:07 PM Pg: 1 of 4

MAIL TO:
Edward Julian Krzyminski
ATTORNEY AT LAW
~~XXXXXXXXXXXX~~
~~XXXXXXXXXXXX~~
15110 Vail Court
Orland Park, IL 60467

NAME/ADDRESS OF TAXPAYER:
Robert G. Piper and Courtney A. Piper
2251 W. Wabansia, Unit 306
Chicago, Illinois 60647

RECORDER'S STAMP

THE GRANTOR, **OAKLEY MANOR, 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

ROBERT X. PIPER AND COURTNEY X. PIPER
an unmarried man an unmarried woman

as **JOINT TENANTS with rights of survivorship and not as Tenants in Common** any and all right, title, and interest in the following described Real Estate 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

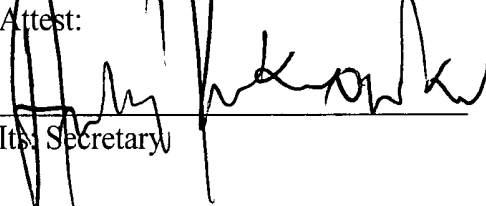
Commonly Known as: **Unit 306**
2251 West Wabansia, Chicago, Illinois 60647

P.I.N.'s (undivided) **14-31-328-001; 002; 003; 004; and 005**

Dated this 28th day of June, 2006.

Oakley Manor, Inc.,
an Illinois corporation

By: 
Its: President

Attest:

Its: Secretary

M.G.R. TITLE

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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 Jerzy Koziol and Andrew Krukowski, President and Secretary, respectively, of **Oakley Manor, 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 28th day of June, 2006.

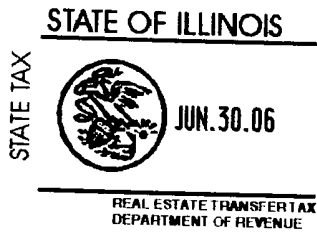


John E. Lovestrand
 Notary Public

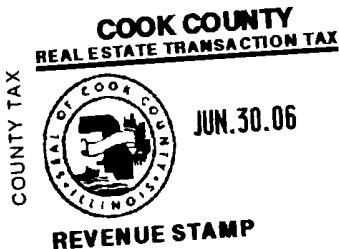
My commission expires: 9-4-2006

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

City of Chicago
 Dept. of Revenue
 451374
 06/30/2006 10:35 Patch 11875 34
 Real Estate
 Transfer Stamp
 \$3,525.00



78E39600000 #	REAL ESTATE TRANSFER TAX
	0047000
	FP326669



122700000 #	REAL ESTATE TRANSFER TAX
	00235.00
	FP 103042

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EXHIBIT "A"

PAGE 1 OF 2


Parcel 1:

Unit 306 in the **OAKLEY MANOR CONDOMINIUMS** as delineated on a survey of the following described property:

THAT PART OF LOTS 78 TO 85, BOTH INCLUSIVE, LYING WEST OF A LINE DRAWN FROM A POINT IN THE NORTH LINE OF SAID LOTS, 210.38 FEET EAST OF THE NORTHWEST CORNER OF LOT 78 AFORESAID TO A POINT IN THE SOUTH LINE OF SAID LOTS 210.69 FEET EAST OF THE SOUTHWEST CORNER OF LOT 78 AFORESAID (EXCEPT THEREFROM THE WEST 6.0 FEET OF LOT 78 AFORESAID, TAKEN FROM OAKLEY AVENUE) IN ISHAM'S RESUBDIVISION OF PARTS OF BLOCKS 3, 4, AND 5 OF ISHAM'S SUBDIVISION OF THE NORTH ½ OF THE SOUTH ½ OF THE SOUTHWEST ¼ OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, LYING SOUTHWEST OF MILWAUKEE AVENUE, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

which survey is attached to the Declaration of Condominium recorded as Document No. **0509734001**, together with an undivided percentage interest in the Common Elements.

Parcel 2:

The exclusive right to use **Parking Space G - 28** and **G-6**  limited common element^s as delineated on the survey attached to the aforementioned Declaration of Condominium.

P.I.N.'s (undivided)	14-31-328-001-0000
	14-31-328-002-0000
	14-31-328-003-0000
	14-31-328-004-0000
	14-31-328-005-0000

Commonly Known as: **Unit 306**
2241-61 West Wabansia, Chicago, Illinois 60647

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EXHIBIT "A"

PAGE 2 OF 2

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.