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WARRANTY DEED

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Doc#: 0619202068 Fee: \$28.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds

Date: 07/11/2006 08:10 AM Pg: 1 of 3

The above space for recorder's use only

THE GRANTOR, PZ Properties, LLC of the City of Chicago, Illinois, an Illinois limited liability company, for and in consideration of the sun of Ten (\$10.00) Dollars and other good and valuable consideration, in hand paid, CONVEYS and WARRANTS to Dennis Boboc and Linda Boboc, husband and wife, not as joint tenants or tenants in common, but as tenants by the entirety, 6518 N. Mozart, Chicago, Illinois, the following described real estate situated in the County of Cook, State of Illinois, to wit:

PARCEL1:

UNIT NUMBER 2-N IN THE 6226-30 N. MOZART CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 8 AND 9 IN BLOCK 7 IN T.J. GRADY'S SIXTH GREEN BRIAR ADDITION TO NORTH EDGEWATER, A SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0534934050; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF GARAGE PARKING SPACE P-5 AND STORAGE SPACE S-7, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT "D" TO THE AFORESAID DECLARATION, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

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GRANTOR ALSO HEREBY GRANTS TO THE GRANTEES, 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, RESTRICT: ONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

THE TENANT OF THIS UNIT HAD NO RIGHT OF FIRST REFUSAL.

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.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, 735 ILCS 5/12-901, et sea.

PERMANENT INDEX NO.: 13-01-114-022-0000

ADDRESS OF PROPERTY: 6226 N. Mozart Street, Unit 2-N, P-5 and S-7, Chicago, Illinois 60659 C/OPTS OFFICE

Dated:

PZ PROPERTIES, LLC, an Illinois

limited liability company

Peter Zonis, Member

STATE OF ILLINOIS))SS COUNTY OF COOK

I, the undersigned, a Notary Public in and for said county, in the state aforesaid, does hereby certify that Peter Zonis, personally known to me to be the same person whose name 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 seal this 22 2006. OFFICIAL SEAL MARC D. ENGEL NOTARY PUBLIC - STATE OF ILLINOIS NOTARY PUBI

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This instrument prepared by:

Marc D. Engel Borek & Goldhirsh 3545 Lake Avenue, Suite 200 Wilmette, Illinois 60091 Mail to:

DENNIS BABOC 6226-30N. MOTARS #2N MICAGO 12 60659 Tax Bill to:

Dennis Boboc
6224-30 N. Mozart
Unit #2N
Chicago, Illinois 60659





