

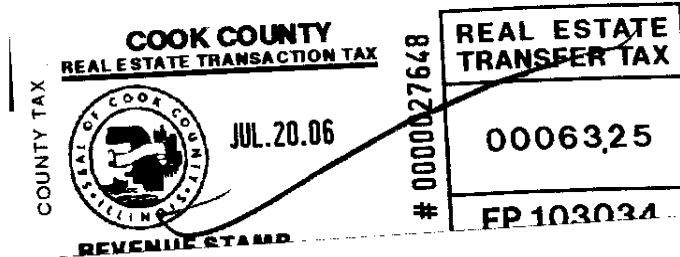
# UNOFFICIAL COPY

Doc#: 0620533159 Fee: \$46.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/24/2006 11:38 AM Pg: 1 of 2

Prepared by:  
Vytenis Lietuvninkas  
Attorney at Law  
4536 West 63rd Street  
Chicago, Illinois 60629

When recorded return to:  
Agnes Fogazelski  
5934 W. Montrose  
Chicago, IL 60634

Mail tax bills to:  
OAC PROPERTIES, LLC  
6036 S. Central Ave.  
Chicago, Illinois 60638



THIS INDENTURE, made this 18 day of July, 2006, between OAC Properties, LLC, a limited liability company 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, party of the first part, and, Krzysztof Babinski and Sylwia Babinski of 974 Crabapple Dr #108, Prospect Heights, IL 60070, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN AND NO/100 Dollars and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, (STRIKE INAPPLICABLE LANGUAGE) as Tenants in Common, Joint Tenants, with Right of Survivorship, Husband and Wife, not as Tenants in Common and not as Joint Tenants, but as Tenants by the Entirety and to grantee's heirs and assigns, FOREVER, all the following described land, situated in the County of Cook and State of Illinois known and described as follows, to wit:

UNIT NUMBER 3J IN BUILDNG 2 IN FAIRWAY GREENS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 1 IN FAIRWAY GREENS SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 8, 2005 AS DOCUMENT NUMBER 0518939010; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

Permanent Real Estate Index Number(s): 03-04-201-022-0000, 03-04-201-023-0000, 03-04-400-012-0000, 03-04-400-013-0000

Address of Real Estate: 584 Fairway View Drive, Unit #3J, Wheeling, Illinois

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in, and to the above described premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the party of the second part, heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, **WILL WARRANT AND FOREVER DEFEND.**

This deed is subject to: (a) General taxes, not yet due or payable; (b) Public utility Easements; (c) Easements for ingress and egress; (d) Easements, covenants, and restrictions and building lines of record, and as set forth in the Declaration; (e) Applicable zoning and building laws and ordinances, and other land use ordinances of record; (f) All rights, easements, restrictions, conditions and reservations contained in said Declaration as reservation by Seller to itself and its successors and assigns of the rights and easements set forth in said Declaration; (g) Provisions of the Condominium Property Act of Illinois ("Act"); existing leases and tenancies, if any; and (h) Acts of Purchaser.

**BOX 334 CTT**