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Chicago Title Insurance Company

WARRANTY DEED  
ILLINOIS STATUTORY  
JOINT TENANTS

1063  
EC 8345719  
26065698



0623543488D

Doc#: 0623543488 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/23/2008 10:48 AM Pg: 1 of 3

THE GRANTOR(S), Raymond Swan and Cheryl Swan, husband and wife, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Brian Mazur and Mariza Mazur, not as tenants in common but as joint tenants, 4425 N. Whipple Street, 1A, Chicago, Illinois 60625 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See legal description attached hereto and made a part hereof.

**SUBJECT TO:** general taxes for the year 2005 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2005

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not as tenants in common but as joint tenants forever.

Permanent Real Estate Index Number(s): 13-36-409-003-0000

Address(es) of Real Estate: 1853 N. California Avenue, Chicago, Illinois 60647

Dated this 21st day of July, 2006.

Raymond Swan

Cheryl Swan

BOX 333-CTI

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LOAN # 6642911199

## CONDOMINIUM RIDER

THIS CONDOMINIUM RIDER is made this 27TH day of JULY, 2006, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Note to BANK OF AMERICA, N.A.

(the "Lender") of the same date and covering the Property described in the Security Instrument and located at  
900 NORTH WOOD STREET UNIT #1S  
CHICAGO, IL 60622

(Property Address)

The Property includes a unit in, together with an undivided interest in the common elements of, a condominium project known as

900 N WOODS CONDOMINIUMS

(Name of Condominium Project)

(the "Condominium Project"). If the owners association or other entity which acts for the Condominium Project (the "Owners Association") holds title to property for the benefit or use of its members or shareholders, the Property also includes Borrower's interest in the Owners Association and the uses, proceeds and benefits of Borrower's interest.

**CONDOMINIUM COVENANTS.** In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

**A. Condominium Obligations.** Borrower shall perform all of Borrower's obligations under the Condominium Project's Constituent Documents. The "Constituent Documents" are the: (i) Declaration or any other document which creates the Condominium Project; (ii) by-laws; (iii) code of regulations; and (iv) other equivalent documents. Borrower shall promptly pay, when due, all dues and assessments imposed pursuant to the Constituent Documents.

**MULTISTATE CONDOMINIUM RIDER - Single Family**

CHICAGO TITLE INSURANCE COMPANY  
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COMMITMENT FOR TITLE INSURANCE  
SCHEDULE A (CONTINUED)

ORDER NO.: 1401 EC8345719 NDA

5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

LOT 46 IN BLOCK 2 IN PEUGEOT'S SUBDIVISION OF THE NORTH 1/2 OF BLOCK 3 IN BORDEN'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office