

# UNOFFICIAL COPY

## WARRANTY DEED

THE GRANTOR(S), 254 Chicago Inc., an Illinois corporation, 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, for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, CONVEY(S) and WARRANTS(S) in fee simple unto



Doc#: 0624402302 Fee: \$28.00  
 Eugene "Gene" Moore RHSP Fee: \$10.00  
 Cook County Recorder of Deeds  
 Date: 09/01/2008 02:52 PM Pg: 1 of 3

**MELISSA J. APATE**

254 Chicago Ave., Unit A  
 Oak Park, IL 60302

the following described Real Estate situated in the County of Cook, State of Illinois

see attached

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 forever

Permanent Real Estate Index Number(s): 16-05-322-022  
 Commonly Known As: 254 Chicago Ave., Unit A, Oak Park, IL 60302

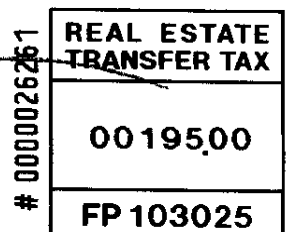
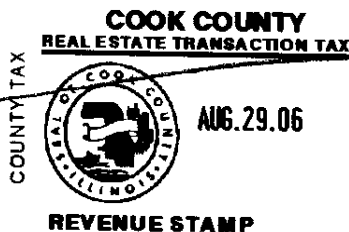
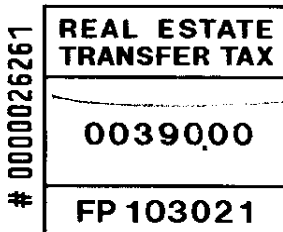
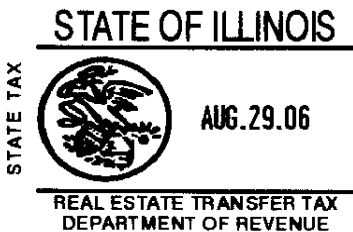
DATED this 10 day of August, 2006.

In Witness whereof the Grantor has caused its name to be signed by these presents by its Authorized Representative:

254 Chicago Inc., an Illinois Corporation

By Andrew Janas  
 Andrew Janas, Authorized Representative

**P.N.T.N.**

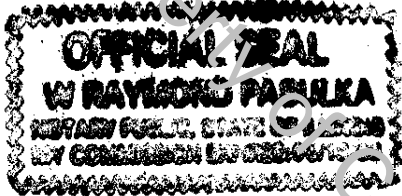


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State of Illinois )  
County of Cook )

I, W. Raymond Pasulka, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Andrew Janas, authorized representative of 254 Chicago Inc., an Illinois corporation, 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 official seal this 10 day of August, 2006.



*W. Raymond Pasulka*  
\_\_\_\_\_  
Notary Public

Commission expires: 9-18-2006

This document prepared by:

W. Raymond Pasulka  
70 W Madison Suite 650  
Chicago, IL 60602

Mail to:

John Hansen, Atty.  
805 S. Scoville Ave.  
Oak Park, IL 60304

Send tax bills to:

Melissa Abate  
254 Chicago Ave., Unit A  
Oak Park, IL 60302



AUG.-3.06

# 0000008218	REAL ESTATE TRANSFER TAX
	0312000
	FP 102801

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## LEGAL DESCRIPTION

Parcel 1: UNIT "A" OF THE 254 CHICAGO AVENUE CONDOMINIUM ASSOCIATION AS DELINEATED AND DEFINED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THE EAST 50 FEET OF THE WEST 156 FEET OF LOT 3 IN BLOCK 8 IN JOHN JOHNSTON, JR.'S ADDITION TO AUSTIN, BEING A SUBDIVISION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, which survey is attached as Exhibit "D" in the Declaration of Condominium Ownership recorded on 8-9-06, 2006, as Document 0622110156, in the office of the Recorder of Deeds of Cook County, Illinois, together with its undivided percentage interest in the common elements appurtenant to said unit, as set forth in said Declaration.

Parcel 2: The exclusive right to the use of Parking Space P-A, as a Limited Common Element to Unit A, as delineated on a survey to the condominium recorded as document number 0622110156

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, 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, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

Subject to: (1) real estate taxes not yet due and payable; (2) applicable zoning, building laws and ordinances; which are not violated by improvements on the property; (3) public utility easements; (4) private easements for pedestrian ingress and egress; (5) provisions of the Municipal Code of Oak Park; (6) provisions of the Condominium Property Act of Illinois (the "Act"); (7) all rights, easements, restrictions, conditions and reservations of record or contained in the Declaration or reserved by the 254 Chicago Avenue Condominium Association (the "Association") to itself and its successors and assigns, for the benefit of all Unit Owners at the Condominium; (8) encroachments, if any, shown on the Plat of Survey attached to the Declaration, with encroachment endorsements on the owners of title insurance policy; (9) assessments due to the Association after the Closing Date; and (10) such other matters as to which the Title Insurer commits to insure Grantee against loss or damage; provided Grantor shall pay any and all fees and costs associated therewith.