

JNOFFICIAL COP

ILLINOIS STATUTORY COMPANY to INDIVIDUAL Doc#: 0628541212 Fee: \$28.00 Eugene "Gene" Moore RHSP Fee:\$10.00

Cook County Recorder of Deeds Date: 10/12/2006 03:48 PM Pg: 1 of 3

MAIL TO:

Konstantinos K. Markakos 983 W. Wise Road, Suite 205 Schaumburg, Illinois 60193

1069793 MICTEMY NAME/ADDRESS OF TAXPAYER:

Jocob Czarnik

Unit A-5

3300 W. Ir ving Park Road Chicago, Illinois 60618

RECORDER'S STAMP

The Grantor, LIVERSEY, L.L.C., an Illinois Limited Liability Company 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 the Grantee:

JACOF CZARNIK

any and all right, title, and interest in the following described property 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 past hereof

Commonly Known as:

Unit A-5

3300 W. Irving Park Road, Chicago, Illinois 60618

P.I.N. (undivided)

13-14-429-043-0000 (undivided)

Dated this 11th day of October, 2006.

DIVERSEY, L.L.C.,

an Illinois Limited Liability Company

By: X

Seamus Murnin, Manager

STATE OF ILLINOIS

OCT. 12.06 REAL ESTATE TRANSFER TAX

DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX 0037500 FP 103037

City of Chicago Dept. of Revenue

471714

Real Estate ansfer Stamp \$2,812,50

10/12/2006 10:20 Batch 07297

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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 Seamus Murnin, Manager, of **DIVERSEY**, L.L.C., personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager, appeared before me this day in person, and acknowledged that he signed, sealed, and delivered the said instrument as his free and voluntary act, and as the free and voluntary act of the company, for the uses and purposes therein set forth.

Given under my hand and official seal this 11th day of October, 2006.

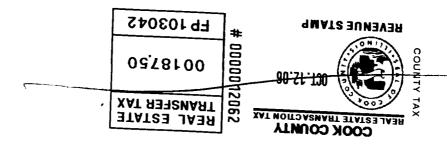
OFFICIAL SEAL
JOHN E LOVESTRAND
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:09/04/10

Solut. Jovesteard Notary Public

My commission expires: 9 - 4 - 200

This instrument prepared by

John E. Lovestrand
PALMISANO & LCVF STRAND
19 South LaSalle Street
Suite 900
Chicago, Illinois 60603



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EXHIBIT "A"

Units A-5 and G-25 in the IRVING PLACE CONDOMINIUMS as delineated on a survey of the following described property:

LOTS 25, 26, 27, 28, 29, 30, 31, AND 32 IN BLOCK 8 IN WILLIAM H. CONDON'S SUBDIVISION OF THE WEST ½ OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

which survey is attached to the Declaration of Condominium recorded as Document No. <u>0624031011</u>, together with an undivided percentage interest in the Common Elements.

Permanent Index Number (affecting underlying land): 13-14-429-043-0000

Commonly Known as:

Unit A-5, 3300 West Irving Park Road, Chicago, Illinois 60618

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 WERF, 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 PEFUSAL.

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.