

WARRANTY DEED

UNOFFICIAL COPY

462431

The Grantor(s), Arthur and California, LLC, of Chicago and , of , Illinois, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, CONVEY(S) AND WARRANT(S) TO Raluca Cioban, the following described real estate, to wit: *an unmarried woman*



Doc#: 0629902256 Fee: \$26.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 10/26/2008 01:08 PM Pg: 1 of 2

Per the attached Exhibit "A" and hereby releasing and waiving all rights under the Homestead Exemption Law of Illinois.

HERITAGE TITLE COMPANY

PERMANENT REAL ESTATE INDEX  
NUMBER: 10-50-474-001-0000

ADDRESS OF REAL ESTATE: 2759 W. Arthur, Unit 1, Chicago, IL 60646

Dated this 27 day of October, 2008

Arthur and California, LLC

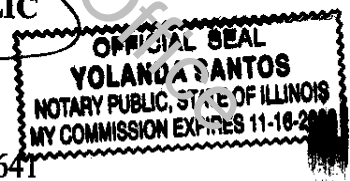
by ~~Arthur and California, LLC~~ Livia Minolet

State of Illinois, County of Cook, SS. I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that Arthur and California, LLC and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their 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 27 day of October, 2008.

My commission expires 11-16-08 :

*[Signature]*  
NOTARY PUBLIC



This instrument was prepared by:  
Palladinetti & Associates, 4024 North Montrose, Chicago, Illinois, 60641

MAIL TO: RALUCA CIOBAN  
MARIA NEAMTI  
1224 ASHBEL AVE.  
BERKELEY, CA 94704

SEND SUBSEQUENT TAX BILLS TO:  
SAME

*zob*

City of Chicago / Dept. of Revenue  
474396  
10/25/2008 10:32 Batch 00706 35  
Real Estate Transfer Stamp  
\$1,717.50



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Exhibit A

43434

UNIT 2759-1 IN THE ARTHUR AND CALIFORNIA CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 29 AND 30 IN BLOCK 3 IN DEVON-CALIFORNIA ADDITION TO ROGERS PARK, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 2, 2006 AS DOCUMENT 0627539044, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

P.I.N. 10-36-424-001-0000 (UNDERLYING P.I.N.)

C/K/A 2759 W. ARTHUR AVENUE, UNIT 1, CHICAGO, ILLINOIS 60646-5244

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT 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 LAND DESCRIBED HEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

