

UNOFFICIAL COPY



Doc#: 0630026125 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 10/27/2006 02:17 PM Pg: 1 of 3

**Warranty Deed  
Statutory (ILLINOIS)  
General  
(Corporation to Individual)**

Handwritten initials: CTK, [Signature]

Handwritten initials: LB

THE GRANTOR(S)

Above Space for Recorder's use only

6653 W. 63<sup>rd</sup> STREET CORPORATION., 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 the sum of (\$10) TEN DOLLARS, in hand paid, and pursuant to authority given by the Board of DIRECTORS of said corporation, CONVEYS and WARRANTS to

EUGENE LESNICKI, 6653 WEST (63<sup>rd</sup>) STREET, UNIT 2N, CHICAGO, ILLINOIS 60638

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

UNIT NUMBER 2 NORTH IN 6653 W. 63<sup>RD</sup> STREET CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 22 TO 24 IN BLOCK 25 IN FREDERICK H. BARTLETT'S CHICAGO HIGHLANDS IN NORTHWEST 1/4 OF NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 13 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 MAY 30, 2006 AS DOCUMENT NUMBER 0615045067; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. SUBJECT TO:\* General taxes for 2005 and subsequent years.

Permanent Index Number (PIN): 19-19-201-001-0000 (affects underlying land)  
19-19-201-002-0000 (affects underlying land)  
19-19-201-003-0000 (affects underlying land)

Address(es) of Real Estate: 6653 W. 63<sup>rd</sup> STREET, UNIT 2N, CHICAGO, IL 60638

SUBJECT TO: covenants, conditions, and restrictions of record,

Handwritten: HX 4017585


Handwritten: HX 856092

BOX 334 CT

Handwritten: 3PG C.F.

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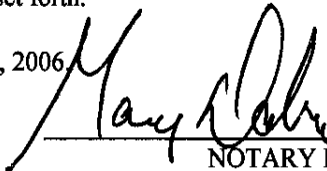
In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, John Farano, Jr., and attested by its Secretary, this 19th day of October, 2006.

By   
John Farano, Jr., *President*  
6653 W. 63<sup>rd</sup> Street Corporation.

State of Illinois, County of Cook ss, I, the undersigned, a Notary Public In and for the County and State aforesaid, DO HEREBY CERTIFY that John Farano, Jr., personally known to me to be President of the corporation, and personally known to me to be the Secretary of said corporation, 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 severally acknowledged that as such President and Secretary, they signed, sealed and delivered the said instrument and caused the corporate seal of the corporation to be affixed thereto pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 19<sup>th</sup> day of October, 2006.

Commission expires: 03-26-2009

  
NOTARY PUBLIC  
OFFICIAL SEAL  
MARY DABROWSKI  
NOTARY PUBLIC STATE OF ILLINOIS  
MY COMMISSION EXPIRES 3-26-2009


This instrument was prepared by: John Farano, Jr., 7836 West 103rd Street, Palos Hills, Illinois 60465

**MAIL TO:**  
ANDREW LIGAS, ESQUIRE  
5097 SOUTH ARCHER, SUITE 200  
CHICAGO, IL 60632

**SEND SUBSEQUENT TAX BILLS TO:**  
EUGENE LESNICKI  
6653 W. 63<sup>rd</sup> STREET, UNIT 2N  
CHICAGO, IL 60638


OR

Recorder's Office Box No. \_\_\_\_\_


STATE OF ILLINOIS  
  
OCT. 23.06  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000034927

REAL ESTATE TRANSFER TAX  
00135.00  
FP 103032

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
COUNTY TAX  
  
OCT. 23.06  
REVENUE STAMP

REAL ESTATE TRANSFER TAX  
00067.50  
FP 103034  
# 0000032034

CITY OF CHICAGO  
CITY TAX  
  
OCT. 23.06  
REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX  
010125.0  
FP 103033  
# 000011242

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## EXHIBIT "B"

THE TENANT OF UNIT 2N HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

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.

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