

12 UNOFFICIAL COPY



2072204, Unit 3, W

WARRANTY DEED

Doc#: 0705341030 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/22/2007 10:10 AM Pg: 1 of 4

THE GRANTOR,
1413 N. ARTESIAN, LTD

of the City of Chicago
County of Cook, State of Illinois

M.G.R. TITLE

for and in consideration of
Ten Dollars (\$10.00)
and other good and valuable considerations in hand paid,
convey and warrant to:

FRANK PRISTERA
Chicago, IL 60622

in Fee Simple, the following described Real Estate in Cook County, State of Illinois, to
Wit:

PLEASE SEE ATTACHED LEGAL DESCRIPTION

hereby releasing and waiving all rights under and by virtue of the Homestead Laws of
the State of Illinois TO HAVE AND TO HOLD said premises in Fee Simple, forever

Subject to: Covenants, Easements, Conditions & Restrictions, special assessments of
Record & Real Estate taxes for the year 2006 & thereafter

Permanent Real Estate Index Number: 16-01-215-018-0000
Common Address: 1413 N. Artesian, Unit 3, Chicago, IL 60622

Dated this 16 day of February, 2007



1413 N. ARTESIAN, LTD (seal)

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
493426 \$2,681.25
02/21/2007 11:11 Batch 00767 35



STATE OF ILLINOIS
FEB. 21. 07
STATE TAX
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE
TRANSFER TAX
0000005841
0035750
FP 103041

COOK COUNTY
REAL ESTATE TRANSACTION TAX
FEB. 21. 07
COUNTY TAX
REVENUE STAMP

REAL ESTATE
TRANSFER TAX
0000019305
0017875
FP 103042

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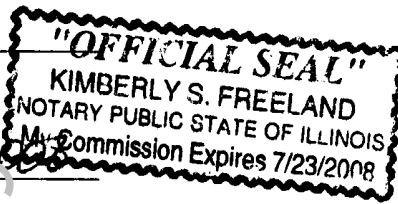
State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Volodymyr Gulyk 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 she signed, sealed and delivered the said instrument as her 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

16 day of February, 2007.

Kimberly S. Freeland
Notary Public



Commission expires: 7/23/2008

This instrument prepared by: Kimberly S. Freeland, Ankin Law Offices, Suite 1810, 200 N. LaSalle, Chicago, Illinois 60601

MAIL TO: J. Chmielowski
Angelina Chmielowski & Fracarro
1626 W. Colonial Parkway
Everness FL 60067

SEND SUBSEQUENT TAX BILLS TO:
Frank Pristera
1413 N. Jeslan Unit #3
Chicago IL 60622

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PARCEL 1:

UNIT 3 IN THE CONDOMINIUMS AT 1413 N. ARTESIAN AVE., AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 30 IN BLOCK 8 IN WINSLOW, JACOBSON AND TALLMAN'S SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 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 0636322100, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE G-3 AND STORAGE S-3, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0636322100.

PIN #: 16-01-215-018-0000

Commonly known as: 1413 NORTH ARTESIAN STREET UNIT 3
CHICAGO, Illinois 60622

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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 WERE RECITED AND STIPULATED AT LENGTH HEREIN.

THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL

Property of Cook County Clerk's Office