

# UNOFFICIAL COPY

## WARRANTY DEED

**ILLINOIS STATUTORY**  
**Individual to Individual**



**Doc#: 0705346028 Fee: \$28.00**  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/22/2007 01:27 PM Pg: 1 of 3

GRANTOR(S): **FABIOLA SORIA, an unmarried woman**, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to **JUAN C. OROZCO, an unmarried man**, of the City of Chicago, County of Cook, State of Illinois, all interest in the following described Real Estate situated in County of Cook, in the State of Illinois, to wit:

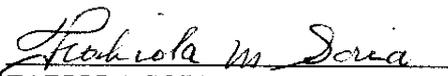
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**PIN: 13-13-331-042-1001**  
**ADDRESS: 4044 N. CALIFORNIA AVENUE, UNIT 101, CHICAGO, ILLINOIS 60618**

SUBJECT TO: (1) General real estate taxes for the year 2006 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2006 and thereafter;  
(2) Terms, provisions, covenants and conditions of the Declaration of Condominium/Covenants, Conditions and Restrictions and all amendments;  
(3) Public and utility easements including any easements established by or implied from the Declaration of Condominium/Covenants, Conditions and Restrictions or amendments thereto;  
(4) Party wall rights and agreements;  
(5) Limitations and conditions imposed by the Condominium Property Act; and  
(6) Installments due after the date of closing of general assessments established by the Declaration of Condominium/Covenants, Conditions and Restrictions.

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 real estate forever.

DATED this 29<sup>th</sup> day of November, 2006.

  
FABIOLA SORIA

City of Chicago Real Estate  
Dept. of Revenue Transfer Stamp  
480642 \$1,200.00  
12/04/2006 09:22 Batch 03166 31

**National Title Ctr.# 061092**  
**(773) 788 9020**



National Title Center, Inc.  
5934 W. Montrose Ave  
Chicago IL 60638

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Order No: CG280174NT

Reference No: 061092

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## Exhibit "A"

Parcel 1:

Unit No. 101 in 4044 North California Condominium together with its undivided percentage interest in the common elements as defined and delineated in the Declaration of Condominium recorded as Document Number 0331810119 as amended from time to time in the East 1/2 of the Southwest 1/4 of Section 13, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

The exclusive right to use of storage space 5-101 a limited common element as delineated on the survey attached to the Declaration aforesaid recorded as Document Number 0331810119

13-13-331-042-1001

Property of Cook County Clerk's Office