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This Instrument Prepared By:

Kenneth H. Richman Burke, Warren, MacKay & Serritella, P.C. 330 N. Wabash Avenue 22nd Floor

Chicago, Illinois 60611-3607

Upon Recordation Return to: Stephen A. With Burton T. Witt & Associates One N. LaSalle Street **Suite 3900** Chicago, Illinois 60602 OxC



0706031026 Fee: \$30.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 03/01/2007 11:07 AM Pg: 1 of 4

WARRANTY DEED

THIS INDENTURE WITNESSETH, that BLATRICE MANN, not individually but solely as Trustee of the Beatrice Mann Revocable Living frust dated January 16, 2002, (the "Grantor"), of 170 Ridge Road, Highland Park, Illinois 60015 and in consideration of Ten and no/100 (\$10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby CONVEYS and WARRANTS to ZEF POPAJ and LULA POPAJ, his wife, (the "Grantees"), of 810 Grace Street, #1510, Chicago, Illinois 60613, not as joint tenants or tenants in common but as tenants by the entire's the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE EXHIBIT A ATTACHED HERETO

hereby releasing and waiving all rights under and by virtue of the Homestead Axemption Laws of the State of Illinois.

SUBJECT TO: EXHIBIT B ATTACHED HERETO.

Dated this <u>1</u> day of February 2007.

COUR COUNTY ESTATE TRANSACTION TAX COUNTY TAX FEB.28.07

REAL ESTATE TRANSFER TAX 0016250 FP 102802

Beatrice Mann, as Trustee as aforesaid

STATE OF ILLINOIS



FEB.28.07

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE



0706031026 Page: 2 of 4

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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 BEATRICE MANN, not individually but solely as Trustee of the Beatrice Mann Revocable Living Trust dated January 16, 2002, 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 he signed and delivered the said instrument as the free and voluntary act of the principal, for the uses and purposes therein set forth, including the release and waiver of homestead rights.

Given under my hand and official seal this 21st day of February, 2007. idoffi.

Shannontunta Notary Public

Mail Tax Bills to:

Zef & Lula Popaj 4545 TOUHY AVE., #620 LINCOLNWOOD, IL 60712

OFFICIAL SEAL SHANNON HUNTER NOTARY PUBLIC - STATE OF ILLINOIS John Office

0706031026 Page: 3 of 4

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STREET ADDRESS: 4545 TOUHY AVENUE

COUNTY: COOK CITY: LINCOLNWOOD

TAX NUMBER: 10-34-102-026-1151

UNIT NO. 620 IN BARCLAY PLACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF BLOCK 1 IN GREENLEAF AVENUE ADDITION TO LINCOLNWOOD, BEING A SUBDIVISION OF ALL OF BLOCK 5 AND THOSE PARTS OF BLOCKS 2, 3 AND 6 IN CLARK'S SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF A LINE 135.0 FEET EASTERLY OF (AT RIGHT ANGLES MEASUREMENTS) THE EASTERLY RIGHT OF WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD RIGHT OF WAY, EXCEPTING THEREFROM THAT PART OF THE LAND LYING WITHIN THE HORIZONTAL LIMITS OF AN EXISTING CONCPLIF DECK WITH TWO LOWER LEVEL PARKING GARAGES, AS SHOWN ON SHEET 1 OF 10 OF EXHIBIT E TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR BARCLAY PLACE CONDOMINIUM, PROJECTED UPWARD, HAVING A LOWER (BOTTOM) VERTICAL ELEVATION OF +616.00 (U.S.G.S.), HAVING AN UPPER (TCP) VERTICAL ELEVATION OF +709.74 (U.S.G.S.), ALL IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT 'E' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT #90631414 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE Coot County Clart's Office INTEREST IN THE COMMON ELEMENTS.

0706031026 Page: 4 of 4

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EXHIBIT B PERMITTED EXCEPTIONS

- General Real Estate Taxes for the year 2006 and subsequent years. (Ex A)
- Declaration of Condominium ownership recorded as document # 90632424, as 1. 2. amended from time to time. (Ex L (A))
- Limitations and conditions imposed by the Condominium Property Act. (Ex (L (B)) 3.

The following affect the Common Elements:

- Railroad side tracks, switch tracks, spurs and right of way (Ex B). 4.
- Encroacingents as disclosed by survey of John P. Tice dated November 23, 1987 5. #87182. (Ex C H and K)
- Permanent Easement created in favor of Illinois Department of Transportation order 6. entered in case #8%£50618. (Ex D)
- Rights of Public or cuasi public utilities, if any in the land. (Ex E) 7.
- Easements to Common wealth Edison and Illinois Bell Telephone recorded as 8. document #90099075.(Ex f and G)
- Possible Easement for water mains, sewer and drainage as disclosed by water meter 9. in the southeast corner of the lard. (Ex I)
- enty w Encroachment of fence onto the property west and south of the Common Elements. 10. (Ex J)