

# UNOFFICIAL COPY

## WARRANTY DEED



Doc#: 0710205118 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/12/2007 12:18 PM Pg: 1 of 4

52064

**THE GRANTOR**  
TLF PROPERTIES, INC.,  
an Illinois corporation,

A 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 Ten and 00/100 (\$10.00) DOLLARS, and other good and valuable consideration in the hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to

**THOMAS W. FLOSI**  
3640 W. Oakdale Ave., Chicago, Illinois 60618

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

(LEGAL DESCRIPTION ATTACHED HERETO)

This is not Homestead Property of Grantor:

Permanent Real Estate Index Number(s) 12-11-320-002-0000 and 12-11-326-003-0000  
Address of Real Estate: 5039 N. East River Rd., Unit 3A, Norridge, Illinois 60706

SUBJECT TO: all items set forth in legal description attached hereto.

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 premises in fee simple.

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 and Secretary this 23rd day of March, 2007.

TLF PROPERTIES, INC., AN ILLINOIS CORPORATION.,

(Name of Corporation)

Impress  
Corporate Seal  
Here

President

STEWART TITLE OF ILLINOIS  
2 N. LaSalle Street  
Suite 625  
Chicago, IL 60602  
312-849-4243

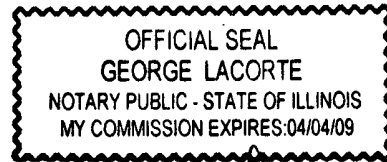
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State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for the County and State aforesaid, Do HEREBY CERTIFY that Luigi P. Adamo personally known to me to be the President of the TLF PROPERTIES, INC., AN ILLINOIS CORPORATION, and 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 as such President, he signed delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporations, as his free and voluntary act, and as the free and voluntary act and deed said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 23rd day of March, 2007.

Commission expires 4-4-09

George L. Corle  
NOTARY PUBLIC



This instrument was prepared by:

LAW OFFICE OF GEORGE LACORTE  
2250 E. DEVON, SUITE 251  
DESPLAINES, ILLINOIS 60018

STATE OF ILLINOIS

STATE TAX

APR. - 4.07

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000039425

REAL ESTATE TRANSFER TAX
0016000
FP 102804

MAIL TO:

PAUL GOODMAN  
400 Skokie Blvd. - Suite 380  
Northbrook IL 60062

SEND SUBSEQUENT TAX BILLS TO:

Thomas Flasi  
4208 N. Ozark  
Normal IL 60706

FP 102810
0008000
REAL ESTATE TRANSFER TAX

# 0000039260

REVENUE STAMP

APR. - 4.07

COOK COUNTY

REAL ESTATE TRANSACTION TAX

COUNTY TAX

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## LEGAL DESCRIPTION

### PARCEL 1:

UNIT NUMBER 5039-3A TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN CARMEN EAST RIVER CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0615234021, OF THAT PART OF THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-19, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0615234021.

**P.I.N.'S :** 12-11-320-002-0000 AND 12-11-326-003-0000

**COMMON ADDRESS: UNIT 5039-3A**  
**5025-5043 N. EAST RIVER RD., NORRIDGE, IL 60706**

“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 SUCCESSOR 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 UNIT HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

SUBJECT TO: GENERAL REAL ESTATE TAXES AND SPECIAL ASSESSMENTS NOT DUE AND PAYABLE AT THE TIME OF CLOSING; APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES; THE CONDOMINIUM DOCUMENTS, INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO AND ALL COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS SET FORTH THEREIN; COVENANTS, CONDITIONS, RESTRICTIONS, BUILDING LINES AND OTHER MATTERS OF RECORD; UTILITY EASEMENTS; ACTS DONE OR SUFFERED BY PURCHASER; LEASES, LICENSES AND EASEMENTS RELATING TO LANDSCAPING, MAINTENANCE, REPAIR, SNOW REMOVAL, STORM WATER RETENTION, LAUNDRY SERVICES, REFUSE OR OTHER SERVICES TO, FOR OR ON THE PROPERTY OR OTHERWISE AFFECTING THE COMMON ELEMENTS; TERMS AND PROVISIONS OF THE ILLINOIS CONDOMINIUM PROPERTY ACT.

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## STEWART TITLE

ALTA COMMITMENT  
Schedule B - Exceptions Cont.  
File Number: TM236935  
Assoc. File No: "

GUARANTY COMPANY  
HEREIN CALLED THE COMPANY

### COMMITMENT - LEGAL DESCRIPTION

Parcel 1: Unit 5039-3A together with its undivided percentage interest in the common elements in Carmen East River Condominium, as delineated and defined in the Declaration recorded as document number 0615234021, of that part of the West 1/2 of the Southwest 1/4 of Section 11, Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: The exclusive right to the use of Storage Space \_\_\_, Limited Common Elements as delineated on a survey to condominium recorded as document number 0615234021.

Pin# 12.11.320.002

Property of Cook County Clerk's Office