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Doc#: 0711333131 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/23/2007 10:52 AM Pg: 1 of 5

Prepared by:
Kenneth Young
209 N. Washington Street
Wheaton, IL 60187

Mail to:
Roger Zinchuk
5846 N. East Circle
Chicago, IL 60631

NW 1/4 310 270217
152

WARRANTY DEED

BOX 333-CT

SP6
C.F.

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WARRANTY DEED

This indenture is made as of 4-16-07 between Ashton Financial, LLC, an Illinois Limited Liability Company ("Grantor"), whose address is 225 E. Irving Park Rd., Roselle, IL 60172 and Roger Zinchuk and Hope Zinchuk, his wife, ("Grantee"),

WITNESSETH, that Grantor, for and in consideration of the sum of *Ten Dollars (\$10.00)* and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does hereby CONVEY and WARRANT unto Grantee, and its successors and assigns, FOREVER, all of the following described real estate, situated in the County of Cook in the State of Illinois commonly known as Unit No. 1034, at 2354 S. Goebbert, Arlington Heights, IL 60005.

The legal description to which is attached hereto as Exhibit A consisting of one (1) page;

Permanent Index Number: 08-15-300-009-0000 (which affects the land described herein and other real property as there has not been a tax division for the individual condominium units as of the delivery date of this instrument);

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the Unit, the rights and easements for the benefit of the Unit set forth in that certain Declaration of Condominium Ownership and of Covenants, Conditions, Restrictions, and Easements for the Ashton Condominium ("Declaration"), and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the 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 the Declaration the same as though the provisions of the Declaration were recited and stipulated at length and *verbatim* herein;

TOGETHER WITH all hereditaments and appurtenances thereunto belonging, or in any way appertaining, and the reversion or reversions, remainder or remainders, unit improvements, fixtures affixed or attached to, or situated upon or acquired or used in connection therewith, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the Unit;

TO HAVE AND TO HOLD TO the Unit as above described, with the appurtenances, unto Grantee, forever in *in Joint Tenancy with rights of survivorship and not in Tenancy in*

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REAL ESTATE TRANSFER TAX	0007275	FP 103034
# 0000038365		



REAL ESTATE TRANSFER TAX	0014550	FP 103032
# 0000038264		



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Common, and Grantor, for itself, and its successors, does covenant, promise and agree that Grantor has not done or suffered to be done during Grantor's ownership of the Unit, anything whereby the Unit hereby granted is, or may be in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND FOREVER DEFEND the Unit against all persons lawfully claiming, or to claim the same, by, through or under Grantor, subject only to: (a) general real estate taxes for the year 2006 and subsequent years; (b) the Illinois Condominium Property Act; (c) covenants, conditions, restrictions, permits, easements and agreements of record and the Declaration, including all amendments and exhibits thereto; (d) applicable zoning and building laws and ordinances; (e) acts done or suffered by Grantee or anyone else claiming by, through or under Grantee; (g) private, public and utility easements of record, if any, including easements established by or implied from the Declaration of Condominium and all amendments thereto and roads and highways, if any; (h) leases and licenses affecting the common elements; (i) party walls, rights and agreements, if any; (j) condominium association initial deposits for assessments or other purposes and current and subsequent monthly assessments and possible special or other assessments; (k) existing lease(s), if any; and (l) liens and other matters of title over which Chicago Title Insurance Company has insured without cost to Grantee; and

The Grantor states that: (A) The Tenant of the Unit has waived or failed to exercise its option and/or right of first refusal to purchase the Unit; or (B) The Tenant of the Unit had no right of first refusal and/or option to purchase the Unit; or (C) The purchaser of the Unit was the Tenant prior to the conversion of the building to a condominium.

IN WITNESS WHEREOF, Grantor has signed this instrument as of the day and year first above written.

Ashton Financial, LLC, Grantor,

By: [Signature]

Member

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Heidi Canton, 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/she signed and delivered the said instrument both as his/her own free and voluntary act and of that as a Member of Ashton Financial, LLC, an Illinois Limited Liability Company, Grantor herein, with full authority to sign on behalf of said Grantor, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 16th day of April, 2007.

"OFFICIAL SEAL"
KENNETH M. YOUNG
NOTARY PUBLIC STATE OF ILLINOIS
My Commission Expires 02/05/2011

[Signature]
NOTARY PUBLIC

Prepared by: Kenneth M. Young, 209 N. Washington Street, Wheaton, IL 60187

Mail Real Estate Tax Bills to: Roger Zinchuk, 5846 N. East Circle, Chicago, IL

Mail Deed to: Roger Zinchuk, 5846 N. East Circle, Chicago, IL 60631 60601

Grantee's Address: Same as above

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Exhibit A

Parcel 1: Unit 1034, in Ashton Condominium, as delineated on the survey of the following described Real Estate:

LOT 1 IN LINCOLN PROPERTY COMPANY'S SUBDIVISION ACCORDING TO THE PLAT THEREOF FILED SEPTEMBER 18, 1985 AS LR DOCUMENT NO. 3462968 IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 15, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0620844022, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR STORM WATER DRAINAGE AND DETENTION, AS INDICATED BY THE TERMS AND CONDITIONS CONTAINED IN ONSITE UTILITY AND ROADWAY MAINTENANCE AGREEMENT RECORDED AS DOCUMENT NUMBER 85177957, AND IN NOTICE OF REQUIREMENTS FOR STORM WATER DETENTION FILED AS LR3472868, OVER THE FOLLOWING DESCRIBED LAND: LOT 3 IN LINCOLN PROPERTY COMPANY'S SUBDIVISION ACCORDING TO THE PLAT THEREOF FILED SEPTEMBER 18, 1985 AS LR DOCUMENT NO. 3462968 IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 15, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.