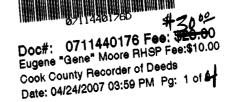
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Warranty Deed
Statutory (ILLINOIS)
(Company to Individual)
JOINT TENANCY



Above Space for Recorder's Use Only

THE GRANTOR, TRAFALGAR SQUARE CONDOMINIUM, LLC, an Illinois limited liability company 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 NO/160 (\$10.00) DOLLARS and other good and valuable considerations in hand paid, and pursuant to authority given by the Board of Members of said company, CONVEYS and WARRANTS to:

PETÉR FARACI AND NELLA FAPACI, 2127 N. Chestnut Ave, Arlington Heights, IL 60004, not in Tenancy in Common but in JOINT TENANCY.

P.N.T.N.

the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit: To have and to hold said premises not in Tenancy in Common but in JOINT TENANCY FOREVER.

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

Permanent Index Number: 10-20-121-038-0000 and 10-20-121-039-2000 (Affects Underlying Land)

Address of Real Estate: 8300 Concord Drive, Unit 206, Morton Grove, Illinois 60053

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Manager, this 16th day of April , 20 07.

VILLAGE OF MORTON GROVE REAL ESTATE TRANSFER STAN NO. 02790 AMOUNT \$ \$ 2.00 DATE \$ 100.000.000.000.000.000.000.000.000.000	IP 17
ADDRESS 8300 Concord Frou	+ -
BY	_

TRAFALGAR SQUARE CONDOMINIUM, LLC, an Illinois limited liability company

by: TSCM, INC.

an Illinois Corporation

its: Manager

by: GVIDO C. NERI

its: President

0711440176 Page: 2 of 4

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State of Illinois	}		
County of Cook	} ss }		
	aforesaid, DO HEREBY TSCM, INC., an Illino Manager of TRAFAL Illinois limited liability same person whose na appeared before me thi Manager, he signed, sea authority given by the I and voluntary act, and	Notary Public in and for the CERTIFY that GUIDO Consist corporation, personally logar SQUARE CONDON company, and personally known is subscribed to the form of the subscribed to the form of the subscribed and delivered the said in Board of Members of said consist as the free and voluntary and purposes therein set forth.	NERI, President of known to me to be MINIUM, LLC, and lown to me to be the pregoing instrument, whedged that as the strument pursuant to company, as his free act and deed of said
Given under my hand a	and official scal this <u>16</u>	oth day of April	,2007.
Commission Expires:	December 27, 2010		
M E NOTARY PUBL MY COMMISS	PICIAL SEAL E LANIGAN JIC-STATE OF ILLINOIS SION EXPIRES: 12/27/10 ared by: Robert J. Di Si	Notary Policestro, 5231 N Harlem, C	
MAIL TO:		SEND SUBSEQUENT	TAX BILLS TO:
Peter 3 Nella Fara		PETER & NELLA FA	RACI
2127 N. Chestrut A. Arlandon Hls IL	<u> </u>	8300 Concord Drive, Un	nit 206
Arlangton Hts IL	60004	Morton Grove, Illinois 6	50053

0711440176 Page: 3 of 4

UNOFFICIAL COPY Legal Description

PARCEL 1: UNIT NUMBER **206** IN TRAFALGAR SQUARE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE SOUTH 390.55 FEET OF LOT 25 LYING BELOW A HORIZONTAL PLANE OF 669.63 FEET (NGVD) IN TRAFALGAR SQUARE, BEING A RESUBDIVSION OF PARTS OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 25, 2005 AS DOCUMENT NUMBER 0520644060, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS APPENDIX "B" TO DECLARATION OF CONDOMINIUM RECORDED MARCH 29, 2007 AS DOCUMENT NUMBER 0708815:01, AS AMENDED BY SUPPLEMENT NO. 1 TO DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED APRIL 12, 2007 AS DOCUMENT NUMBER 0710209097, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENTS KNOWN AS PARKING SPACE **P-4** AND STORAGE SPACE **S-4** AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLAPATION AFORESAID.

PARCEL 3: NON-EXCLUSIVE PERPETUAL FASEMENT FOR THE BENEFIT OF PARCEL 1 CONTAINED IN THE DECLARATION OF EASEMENTS FOR TRAFALGAR SQUARE OF MORTON GROVE RECORDED JUNE 30, 2005 AS DOCUMENT 0518102246 FOR ACCESS, INGRESS AND EGRESS OVER AND ACROSS THE "AUSTIN AVENUE EASEMENT AREA" AS DESCRIBED THEREIN.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, IT SUCCESSOR! 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 COMPOMINIUM AFORESAID, 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, REST LICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

SUBJECT TO (1) REAL ESTATE TAXES NOT YET DUE AND PAYABLE; (2) PRIVATE, PUBLIC, AND UTILITY EASEMENTS; (3) APPLICABLE ZONING AND BUILDING LAWS OR ORDINANCES; (4) ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND RESERVATIONS CONTAINED IN THE DECLARATION AS AMENDED FROM TIME TO TIME AND A RESERVATION BY THE DEVELOPER TO ITSELF AND ITS SUCCESSORS AND ASSIGNS, FOR THE BENEFIT OF ALL UNIT OWNERS AT THE CONDOMINIUM, OF THE RIGHTS AND EASEMENTS SET FORTH IN THE DECLARATION; (5) PROVISIONS OF THE ILLINOIS CONDOMINIUM PROPERTY ACT; (6) SUCH OTHER MATTERS AS TO WHICH THE TITLE INSURER (AS HEREINAFTER DEFINED) COMMITS TO INSURE PURCHASER AGAINST LOSS OR DAMAGE; (7) ACTS OF PURCHASER, (8) ENCROACHMENTS, IF ANY, AND (9) COVENANTS, CONDITIONS, RESTRICTIONS, PERMITS, EASEMENTS AND AGREEMENTS OF RECORD.

P.I.N.: 10-20-121-038-0000 and 10-20-121-039-0000 (Affects underlying land)

c/k/a: Unit 206, 8300 Concord Drive, Morton Grove, Illinois 60053

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