

UNOFFICIAL COPY

WARRANTY DEED

THE GRANTOR(S), **Arcadia Condominium Corporation By its President Peter Sterniuk**, A corporation organized and existing under and by virtue of the laws of the State of Illinois, for the consideration of Ten and no/100 DOLLARS, in hand paid, and pursuant to authority given by the Board of Directors of said corporation **CONVEY(S) AND WARRANT(S) TO:**



Doc#: 0711435224 Fee: \$30.00
 Eugene "Gene" Moore RHSP Fee: \$10.00
 Cook County Recorder of Deeds
 Date: 04/24/2007 11:13 AM Pg: 1 of 4

7
 91960525

Gabriel Ionescu

(Strike Inapplicable)

- a) ~~As Tenants in Common~~
- b) ~~Not in Tenancy in Common, but in Joint Tenancy~~
- c) ~~Husband and Wife, Not as Joint Tenants, Not as Tenants in Common, but as Tenants by the Entireties~~
- d) **Statutory (Individual to Individual)**

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

LEGAL: SEE ATTACHED

Subject to: Covenants, conditions, and restrictions of record; public utility easements; general real estate taxes for the year of 2006 and subsequent years.

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 forever.

Permanent Real Estate Index Number: **13-01-227-034-0000**

Address of Real Estate: **6018 N. Rockwell Unit 4 Chicago IL 60659**

Dated **04/20/2007**

466

 (SEAL) _____ (SEAL)
Arcadia Condominium Corporation By its President Peter Sterniuk

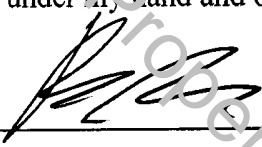
BOX 333-CT7
 110-333-X08

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State of Illinois
SS.
County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Arcadia Condominium Corporation By its President Peter Sterniuk**, by its officer, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act(s), for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this **04/20/2007**,

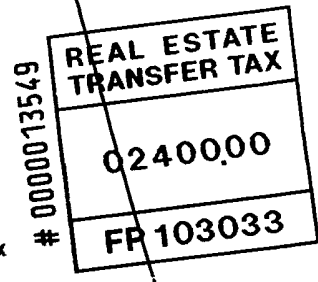
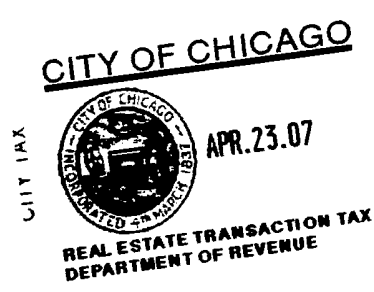
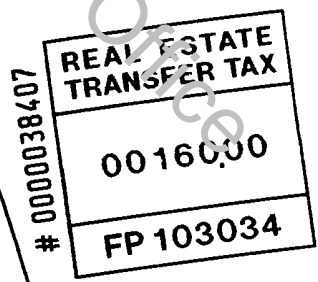
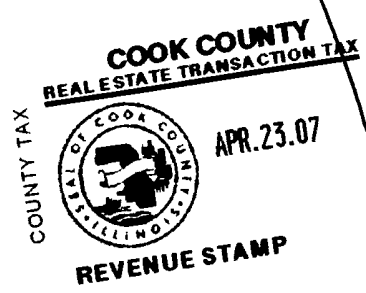
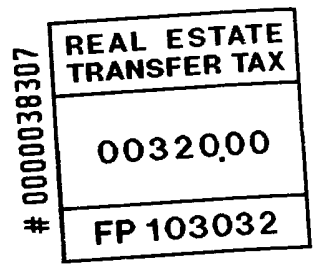




This instrument was prepared by ISAAC DANIELS LLC, 4433 W. TOUHY AVE., SUITE 600, LINCOLNWOOD IL 60712

MAIL TO:
Gregory Hilton
535 N. Michigan Suite 260
Chicago, IL 60611

SEND TAX BILL TO:
Gabriel Ionescu



UNOFFICIAL COPY**6018 N. Rockwell Unit 4 Condominiums Association****ASSESSMENT STATUS AND WAIVER OF RIGHT OF FIRST REFUSAL****Re: 6018 N. Rockwell Unit 4, Chicago, IL, 60659**

Date: 04/20/2007

Seller(s): Arcadia Condominium Corporation By its President Peter Sterniuk

Buyer(s): Gabriel Ionescu

TO WHOM IT MAY CONCERN

We hereby certify that the Board of Directors on behalf of the 6018 N. Rockwell Unit 4 Condominiums Association hereby decline to purchase the above unit in accordance with the provisions of the Declaration of the Condominium Ownership.

The assessment for the above unit is \$125 per month

Also, this will serve notice that upon collection of the following amounts for general assessments, there will be no unpaid liens or assessments against the said unit by reason of the non-payment of special or general assessments in favor of the Board as of this date and that there will be no general maintenance assessments due or owing through and including April 30, 2007.

Seller(s): Arcadia Condominium Corporation By its President Peter Sterniuk: \$125

The water bill is paid by the Association.

FOR THE 6018 N. Rockwell Unit 4 Condominiums Association Board of Directors

BY: _____

ITS: PRESIDENT

Peter Sterniuk

Clerk's Office

PARCEL 1:

UNIT NUMBER 4 IN THE 6018 NORTH ROCKWELL CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:
LOT 13 IN BLOCK 4 IN T. J. GRADY'S GREEN BRIAR ADDITION TO NORTH EDGEWATER, BEING A SUBDIVISION OF PART OF THE EAST 20 ACRES OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST FRACTIONAL 1/4 OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS
WHICH SURVEY IS ATTACHED AS EXHIBIT "--" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER --; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-4 AND ROOF AREA AS LIMITED COMMON ELEMENTS AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT --.

"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 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, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN."