



Doc#: 0713142042 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/11/2007 08:11 AM Pg: 1 of 3

**WARRANTY DEED
Statutory (Illinois)**

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THE GRANTOR, 1947 W. Fletcher, L.L.C., an Illinois Limited Liability Company, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS, TRANSFERS and WARRANTS to Donald D. Ziolo and Candice C. Ziolo, husband and wife, of the City of Chicago, County of Cook, State of Illinois, as Tenants by the Entirety, not as Tenants in Common or as Joint Tenants, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

**FOR LEGAL DESCRIPTION
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

Property Address: 1951 W. Fletcher Street, 1W, Chicago, Illinois 60657
P.I.N.: 14-30-205-001-0000

SUBJECT TO: (1) real estate taxes not yet due and payable; (2) applicable zoning, building laws and ordinances; (3) public utility easements; (4) private easements for pedestrian ingress and egress; (5) provisions of the Municipal Code of Chicago; (6) provisions of the Condominium Property Act of Illinois (the "Act"); (7) all rights, easements, restrictions, conditions and reservations of record or contained in the Declaration or reserved by The Village Condominiums Association (the "Association") to itself and its successors and assigns, for the benefit of all Unit Owners at the Condominium; (8) encroachments, if any, shown on the Plat and Survey attached to the Declaration; (9) assessments due to the Association after the Closing Date; and (10) such other matters as to which the Title Insurer commits to insure Buyer against loss or damage.

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 benefits 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.

Dated: this 7th day of April, 2007

Robert G. Steele
1947 W. Fletcher, L.L.C. - Member

Box 334

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UNOFFICIAL COPY

STATE OF ILLINOIS

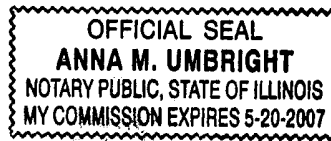
COUNTY OF COOK

} ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Robert G. Steele is personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 27 day of April, 2007.

Anna Umbright
Notary Public



**THIS INSTRUMENT
PREPARED BY:**

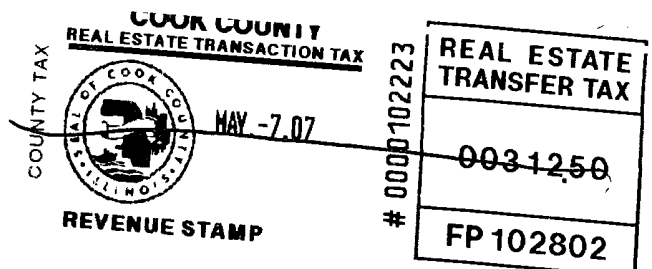
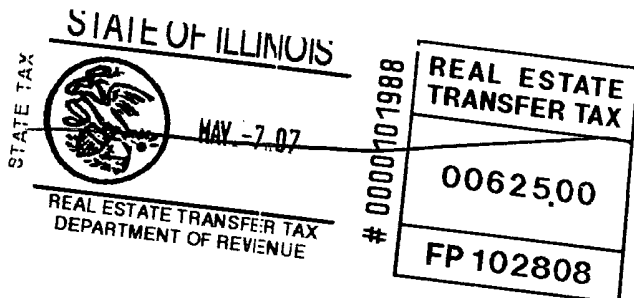
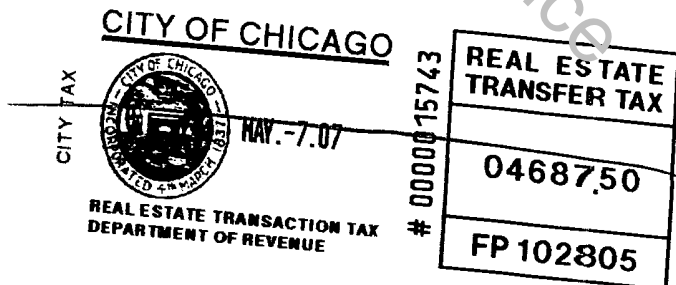
David L. Rudolph
Law Offices of David L. Rudolph
111 West Washington St., Suite 823
Chicago, IL 60602

**WHEN RECORDED
RETURN TO:**

Peter L. Maly
7104 W Addison
Chicago IL 60634

**SEND FUTURE TAX
BILLS TO:**

Donald D. Ziol and Candice C. Ziol
1951 W. Fletcher Street, 1W
Chicago, IL 60657



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STREET ADDRESS: 1951 WEST FLETCHER STREET UNIT 1W
CITY: CHICAGO **COUNTY:** COOK
TAX NUMBER: 14-30-205-001-0000

LEGAL DESCRIPTION:

UNITS 1W AND P2 IN THE VILLAGE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:
LOT 1 AND LOT 2 (EXCEPT THE SOUTH 15 FEET THEREOF) IN BLOCK 2 IN LABAHN'S SUBDIVISION OF THE WEST 5 ACRES OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SEC 30, TOWNSHIP 40 NORTH, RANGE 14 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 0708016092, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Property of Cook County Clerk's Office