



07180260860

Warranty Deed

ILLINOIS

Doc#: 0718026086 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/29/2007 11:52 AM Pg: 1 of 2

Above Space for Recorder's Use Only

THE GRANTOR(s) 100-114 South Marion Development Group, LLC, of the Village of Des Plaines, County of Cook, State of Illinois, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and WARRANT(s) to Vitaliy Liokumovich, a single person, 83 Manchester Drive, Buffalo Grove, Illinois 60089, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit: *(See Page 2 for Legal Description)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

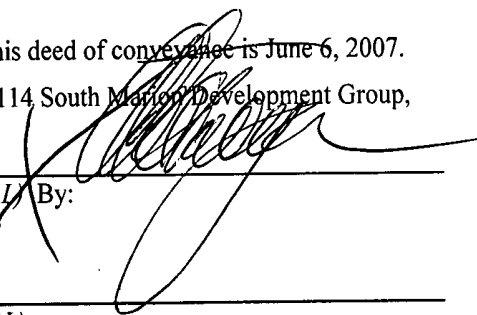
SUBJECT TO: General real estate taxes for 2006 and subsequent years; the Act and Regulation; the Condominium Documents, including all amendments and exhibits thereto; applicable zoning and building laws and ordinances; acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; easements, agreements, conditions, covenants and restrictions of record, if any; leases and licenses affecting the Common Elements; liens and other matters of title over which the Title Insurer, as hereinafter defined, is willing to insure without cost to Purchaser; Reciprocal Easement Agreement; and encroachments, if any. **

Permanent Real Estate Index Number(s): 16-07-302-001-0000

Address(es) of Real Estate: 110 S. Marion, Unit 603, P-52, Oak Park, Illinois 60302

The date of this deed of conveyance is June 6, 2007.

100-114 South Marion Development Group,
LLC

(SEAL) By: 

(SEAL)



Oak Park

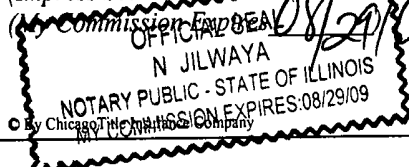
(SEAL)

00000009188

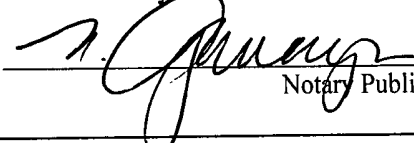
REAL ESTATE TRANSFER TAX
04248.00
FP 102801

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Alex Troyanovsky, Member of 100-114 South Marion Development Group, LLC, an Illinois Limited Liability Company, 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, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

(Impress Seal Here)



Given under my hand and official seal June 6, 2007.


Notary Public

UNOFFICIAL COPY**LEGAL DESCRIPTION**

For the premises commonly known as 110 S. Marion, Unit 603, P-52, Oak Park, Illinois 60302

PARCEL 1: UNIT NUMBER 603 IN THE RESIDENCE AT THE OAK PARK OPERA CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 8 IN JAMES W. SCOVILLE'S ADDITION TO HARLEM IN THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING THEREFROM PARCEL "B" ON PAGE 4 OF 9 OF PLATS), IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED November 8, 2006 AS DOCUMENT NUMBER 0631217018, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACES NUMBER P-52, A LIMITED COMMON ELEMENTS, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND SURVEY, ATTACHED THERETO AND RECORDED AS DOCUMENT NUMBER 0631217018, IN COOK COUNTY, ILLINOIS

STATE OF ILLINOIS

STATE TAX



JUN.28.07

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000014558

**REAL ESTATE
TRANSFER TAX**

00530.50

FP 103037

**COOK COUNTY
REAL ESTATE TRANSACTION TAX**

COUNTY TAX



JUN.28.07

REVENUE STAMP

0000026863

**REAL ESTATE
TRANSFER TAX**

00265.25

FP 103042

**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 Ownership and of Easements, Restrictions, Covenants and By-Laws for Oak Park Opera 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 through the provisions of said Declaration were recited and stipulated at length herein."

This instrument was prepared by:
Mitchell B. Ruchim & Associates, P.C.
3000 Dundee Road, #415
Des Plaines, Illinois 60062

Send subsequent tax bills to:
Vitaliy Liokumovich
83 Manchester Drive
Buffalo Grove, Illinois 60089

Recorder-mail recorded document to:
Vitaliy Liokumovich
83 Manchester Drive
Buffalo Grove, Illinois 60089