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Doc#: 0720841079 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 07/27/2007 11:35 AM Pg: 1 of 2

PREPARED BY:
Thomas J. Tartaglia
7819 West Lawrence Avenue
Norridge, IL 60706

MAIL TAX BILL TO:
Emigdio A. Valentin
9245 W. Irving Park #2W
Schiller Park, Illinois 60176

MAIL RECORDED DEED TO:
EMIGDIO A. VALENTIN
9245 W. IRVING PARK #2W
SCHILLER PARK, ILL 60176

WARRANTY DEED
Statutory (Illinois)

THE GRANTOR(S), Stephen Costa, as trustee of the Stephen Costa Trust dated October 21, 2005 and Nancy A. Santopadre, as trustee of the Nancy A. Santopadre Trust dated October 21, 2005, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid, CONVEY(S) AND WARRANT(S) to Emigdio A. Valentin, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

PARCEL 1:

UNIT NUMBER 9245 2-W, IN THE 9245-49 IRVING PARK ROAD CONDOMINIUM, AS DEPICTED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 68 IN ORIGER'S SUBDIVISION UNIT THREE BEING A RESUBDIVISION IN THE SOUTH SECTION OF ALEXANDER ROBINSON'S RESERVE IN TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH PLAT OF SURVEY IS ATTACHED AS APPENDIX "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED JULY 26, 2006, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 0620744001, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-11, LIMITED COMMON ELEMENT (LCE) AS DELINEATED ON THE PLAT OF SURVEY AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF UNIT NUMBER 9249 2-W, AS ARE SET FORTH IN THE DECLARATION; THE GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS AS SET FORTH IN SAID DECLARATION FOR THE REMAINING LAND DESCRIBED THEREIN.

Permanent Index Number(s): 12-15-326-002-0000 & 12-15-326-003-0000 (affects underlying land)
Property Address: 9245 W. Irving Park Road #2W, Schiller Park, Illinois 60176

Grantor also hereby grants to the Grantee, its successors and assigns, such 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, 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 also 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.

EITHER (A) NO TENANT HAD A RIGHT OF FIRST REFUSAL TO PURCHASE THE PROPERTY ON THE DATE ON WHICH THE GRANTOR GAVE THE NOTICE REQUIRED BY SECTION 30 IF THE ILLINOIS CONDOMINIUM PROPERTY ACT (THE "ACT"); (B) AT THE DATE ON WHICH THE GRANTOR GAVE THE NOTICE REQUIRED BY SECTION 30 OF THE ACT, THE UNIT WAS OCCUPIED AND THE TENANT THEREOF FAILED TO EXERCISE OR WAIVED ITS FIRST RIGHT AND OPTION TO PURCHASE THE UNIT, ALL AS PROVIDED IN THE ACT, OR (C) THE GRANTEE WAS A TENANT OF THE UNIT PRIOR TO THE CONVERSION OF THE PROPERTY TO CONDOMINIUM.

