

PREPARED BY:

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

MAIL TAX BILL TO:

Emigdio A. Valentin 9245 W. Irving Park #2W Schiller Park, Illinois 60176

MAIL RECORDED DEED TO:

ENIGDIO A. VANENTIN 9245 UN TRUING PARK #2W

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 PACK ROAD CONDOMINIUM, AS DEPICTED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATF: LOT 68 IN ORIGER'S SUBDIVISION UNIT THREE BEING A RESUBDIVISION IN THE SOUTH SECTION OF ALEXA IDER ROBINSON'S RESERVE IN TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN CLOK 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. II LINOIS, 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 (LCL) 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.

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Warranty Deed - Continued

Subject, however, to the general taxes for the year of 2006 and thereafter, and all instruments, covenants, restrictions, conditions, applicable zoning laws, ordinances, and regulations of record.

Stephen Costa

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 Stephen Costa and Nancy A. Santopadre 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.

Given under my hand and notarial seal, this

Notary Public

My commission expires:

Exempt under the provisions of paragraph

OFFI : IAL SEAL KAREN MAR'S MITTEL NOTARY PUBLIC - STATE COLLUNOIS MY COMMISSION EXPIRES: 1702/07

STATE OF ILLINOIS



JUL.25.07

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

REAL ESTATE 0000016200 TRANSFER TAX

0013000

FP 103037

COOK COUNTY REA



JUL.25.07

REAL ESTATE TRANSFER TAX

00065.00

FP 103042