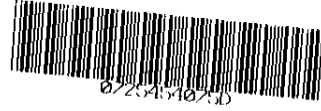


UNOFFICIAL COPY

1 OF 2
 WARRANTY DEED
 ILLINOIS STATUTORY
 (Corporation to Individual)
 THE GRANTOR, The Lou Fabbri Group, Inc., a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of of TEN and 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEY(S) and WARRANT(S) to Jan Obryk, a married man, of 5900 W. Giddins, Chicago, IL 60630, in fee simple, the following described



Doc#: 0725454075 Fee: \$28.00
 Eugene "Gene" Moore RHSP Fee: \$10.00
 Cook County Recorder of Deeds
 Date: 09/11/2007 10:42 AM Pg: 1 of 3

Real Estate situated in the County of Cook, in the State of Illinois, to wit: (See legal description on reverse)

SUBJECT TO: (see subject to on reverse)

PT 0701-24985

PRAIRIE TITLE
 6821 W. NORTH AVE.
 OAK PARK, IL 60302

Permanent Real Estate Index Number(s) underlying 16 07 129 026 0000 vol. 141
 Address of Real Estate: 812 North Boulevard, Unit #(s) 812-302, Oak Park, Illinois 60301

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its President and its Secretary this 28th day of August, 2007.

The Lou Fabbri Group, Inc.

By Louis Fabbri
 Louis Fabbri
 President

By Frank J. Muriello
 Frank J. Muriello
 Secretary

State of Illinois, County of Cook ss. I, the undersigned Notary Public in and for said County and State, DO HEREBY CERTIFY that, Louis Fabbri, personally known to me to be the President of The Lou Fabbri Group, Inc. and Frank J. Muriello, personally known to me to be the Secretary of The Lou Fabbri Group, Inc. and 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 severally acknowledged that as such Louis Fabbri as President and Frank J. Muriello as Secretary signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the purposes therein set forth.

Given under my hand and seal, this 28th day of August, 2007.

My commission expires June 24, 2009

Notary Public



AUG. 30. 07

# 0000009562	REAL ESTATE TRANSFER TAX
	0236000
	FP 102801

UNOFFICIAL COPY

3000 300000
BY A H...
S0808 2 1000 0000

Property of Cook County Clerk's Office

STATE OF ILLINOIS
STATE TAX
SEP. 11.07
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE



0000003609
REAL ESTATE TRANSFER TAX
00295.00
FP 103050

COOK COUNTY
REAL ESTATE TRANSACTION TAX
COUNTY TAX
SEP. 11.07
REVENUE STAMP



0000003535
REAL ESTATE TRANSFER TAX
00147.50
FP 103045

UNOFFICIAL COPY**Legal Description**

of the premises commonly known as **812 North Boulevard**, Unit #(s)**812-302**, Oak Park, Illinois 60301:

PARCEL 1:

UNIT(S) **812-302** IN THE AVENUE LAKE CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING TRACT OF LAND:

LOT 22 AND 23 IN HOLLEY AND SMITH'S SUBDIVISION OF LOT 18 IN KETTLESTRING'S SUBDIVISION AND OF LOTS 1 AND 2 IN SCOVILLE'S SUBDIVISION OF LOT 17 IN SAID KETTLESTRING'S SUBDIVISION OF LAND IN THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 10, 2007 AS DOCUMENT NUMBER 0701015042, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE(S) **812-302S**, LIMITED COMMON ELEMENT, AS DEFINED AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM RECORDED JANUARY 10, 2007 AS DOCUMENT NUMBER 0701015042.

SUBJECT TO: General taxes for the year 2006 and subsequent years, special taxes or assessments for improvements not yet completed; building lines and building and liquor restrictions of record; zoning and building ordinances; roads and highways, if any; private, public, and utility easements of record; party wall rights and agreements, if any; covenants, conditions and restrictions of record (none of which provide for reverter) nor prohibit present use of property, if any; leases without purchase or renewal options, if any.

NOTE: (A) ~~The Tenant of the unit has waived or has failed to exercise the right of first refusal;~~
 (B) The Tenant of the unit had no right of first refusal;
 (C) ~~The Purchaser of the unit was the tenant of the unit prior to the conversion of the building to a condominium.~~

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.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Deliver to:

~~Mark Sciblo
 Attorney at Law
 5945 N. Elston Ave.
 Chicago, IL 60646~~

JAN OBRUK
 5400 W GIDDINGS
 CHICAGO IL 60630

Mail tax bill to:

Jan Obryk
~~812 North Boulevard, Unit #(s)812-302
 Oak Park, Illinois 60301~~

5400 W GIDDINGS
 CHICAGO IL 60630