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**Warranty Deed
Statutory (ILLINOIS)
(Corporation to Individual)**



Doc#: 0735333066 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 12/19/2007 11:15 AM Pg: 1 of 4

THE GRANTOR(S)

Above Space for Recorder's use only

7110 WEST 107th STREET CORPORATION, an Illinois Corporation

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 the sum of (\$10) TEN DOLLARS, in hand paid, and pursuant to authority given by the Board of DIRECTORS of said corporation, **CONVEYS** and **WARRANTS** to

RYAN C. PHELAN AND MARIZA P. ROMO, 9821 SOUTH KOSTNER AVENUE, OAK LAWN, IL 60453

the following described Real Estate situated in the County of in the State of Illinois, to wit:

SEE ATTACHED

Permanent Index Number (PIN): **24-18-101-081-0000**

Address(es) of Real Estate: **7120 WEST 107th STREET, UNIT 25, WORTH, IL 60482**

SUBJECT TO: covenants, conditions, and restrictions of record,

Document No.(s); and to General Taxes for 2006 and subsequent years.

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, and attested by its Secretary, this 7th day of December, 2007

Anastasios Panagiotopoulos, *President*
7110 WEST 107th STREET CORPORATION

State of Illinois, County of Cook ss, I, the undersigned, a Notary Public In and for the County and State aforesaid, DO HEREBY CERTIFY that ANASTASIOS PANAGIOTOPOULOS, personally known to me to be President of the corporation, and personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such President and Secretary, they signed, sealed and delivered the said instrument and caused the corporate seal of the 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 corporation, for the uses and purposes therein set forth.

BOX 334 CT

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Given under my hand and official seal, this 7th day December, 2007.

Commission expires 02-28-2011

Diane Dziedzic
NOTARY PUBLIC

This instrument was prepared by: John Farano, Jr., 7836 W. 103rd Street, Palos Hills, IL 60465

MAIL TO:

RYAN C. PHELAN AND MARIZA P. ROMO
7120 WEST 107th STREET, UNIT 25
WORTH, IL 60482

SEND SUBSEQUENT TAX BILLS TO:

RYAN C. PHELAN AND MARIZA P. ROMO
7120 WEST 107th STREET, UNIT 25
WORTH, IL 60482

OR

Recorder's Office Box No. _____

STATE OF ILLINOIS



DEC. 18. 07

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

000076074

REAL ESTATE
TRANSFER TAX
00093.00
FP 103032

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
DEC. 18. 07
REVENUE STAMP



000046152

REAL ESTATE
TRANSFER TAX
00046.50
FP 103034

UNIT NUMBER (S) 25 IN 7129 W. 107TH STREET CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THE NORTH 226 FEET OF THE SOUTH 259 FEET OF THE EAST 202.21 OF THE WEST 428.47 OF OF THE NORTH QUARTER OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, THE EAST LINE OF WHICH IS DESCRIBED AS THE WEST LINE OF THE WEST 1/3 OF THE EAST 3/7 OF LOT 8 IN COUNTY CLERKS DIVISION OF LOT 2 IN THE SUBDIVISION OF THE NORTH 1/2 OF SAID SECTION 18 AND ALSO THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 18 PER DOCUMENT NUMBER 25253591 IN COOK COUNTY, ILLINOIS.

SAID PARCEL BEING PREVIOUSLY DESCRIBED AS: THE NORTH 226 FEET OF THE SOUTH 259 FEET OF THE EAST 1/2 OF THE WEST 4/7 OF LOT 8 OF COUNTY CLERK'S DIVISION OF LOT 2 IN SUBDIVISION OF THE NORTH 1/2 OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, THE SOUTH LINE OF SAID LOT 8 BEING THE SOUTH LINE OF SAID NORTH 1/2 OF SECTION 18, IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED FEBRUARY 27, 2007 AS DOCUMENT NUMBER 0705809059; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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EXHIBIT "B"

THE TENANT OF UNIT 25 HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

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.

Property of Cook County Clerk's Office