

# UNOFFICIAL COPY

071-UNO 1 of 2 BE 2221432

## WARRANTY DEED



Doc#: 0736005117 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/26/2007 12:14 PM Pg: 1 of 3

THE GRANTOR, **907 MARCATE THC, LLC**, an Illinois limited liability company, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, hereby **CONVEYS** and **WARRANTS** to Dan Sipkosky, a single man, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to-wit:

See Exhibit A attached hereto and incorporated herein by this reference.

Subject only to: general real estate taxes not due and payable as of the date hereof; the Condominium Property Act of the State of Illinois, the Condominium Documents, including all amendments and exhibits thereto; applicable zoning and building laws and ordinances; covenants, conditions and restrictions of record; private, public and utility easements; rights, if any, of persons providing private television or communication services; acts done or suffered to be done by Grantee or anyone claiming by, through or under Grantee; and any other matters which shall be insured over by the title insurer;

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

Permanent Real Estate Index Numbers      Address of Real Estate  
14-08-207-010-0000                              5342 N. Winthrop, Unit 1E, Chicago, IL 60640

The 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 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. There are not tenants within the property and thus there is no right of first refusal in favor of any tenant.

Box 334

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## CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1410 BC6221432 OF  
 STREET ADDRESS: 5342 N. WINTHROP AVENUE UNIT 1E  
 CITY: CHICAGO COUNTY: COOK  
 TAX NUMBER: 14-08-207-010-0000

### LEGAL DESCRIPTION:

PARCEL 1: UNIT NUMBER 5342-1E IN BERWYN STATION CONDOMINIUMS AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

PARTS OF LOTS 4 AND 5 IN BLOCK 9 IN JOHN LEWIS COCHRAN'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 23, 2007 AS DOCUMENT NUMBER 0714322087 AND AS AMENDED; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-19, A LIMITED COMMON ELEMENT AS DEFINED SET FORTH IN SAID DECLARATION AND SURVEY.



