

# UNOFFICIAL COPY



Doc#: 0736005119 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/26/2007 12:15 PM Pg: 1 of 4

## WARRANTY DEED

THE GRANTOR

**SHERRY L. WLEZIEN**  
Formerly Known as  
Sherry L. Orel

ST 510402 100302

for and in consideration of Ten and 00/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by its authorized representatives,

CONVEYS AND WARRANTS TO

**JONEL DANCIU and LIDIA DANCIU**

*H/S JOINT TENANTS WROS*

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

See Attached

40

Grantor also hereby grants to the Grantee, its successor 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. The tenant to the unit has waived or failed to exercise the right of first refusal to purchase the unit or had no right of first refusal to purchase the unit unless the tenant is the purchaser.

**Commonly Known As:** 1735 W Diversey, Unit 601  
Chicago, IL 60614

**P.I.N.:** 14-30-403-091-1094, 14-30-403-091-1116 & 14-30-403-091-1167

**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 authorized representative.

DATED this 19th day of December, 2007.

**SHERRY L. WLEZIEN**  
Formerly Known as Sherry L. Orel

*[Signature]* F.K.A. *[Signature]*

**LEONARD G. WLEZIEN**

*[Signature]*


*[Signature]* 334

# UNOFFICIAL COPY

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 SHERRY L. WLEZIEN, Formerly Known as Sherry L. Orel is personally known to me to be the same person whose name is subscribed to me this day in person and acknowledges that she signed, sealed and delivered the said instrument as her free and voluntary act and deed for the uses and purposes therein set forth.


GIVEN under my hand and official seal this 19th day of December, 2007.

 *Lyle L. Skoczek*  
Notary Public


This instrument was prepared by: Thomas S. Moore  
111 W. Washington Street, Suite 1100  
Chicago, IL 60602

MAIL TO: David Chaiken  
Canmann & Chaiken  
111 W Washington, Suite 823  
Chicago, IL 60602


SEND TAX BILLS TO:  
Jonel & Lidia Danciu  
1735 W Diversey, #601  
Chicago, IL 60614

STATE TAX  
  
STATE OF ILLINOIS  
DEC. 20.07  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000106283  
REAL ESTATE TRANSFER TAX  
0056500  
FP 102808

COUNTY TAX  
  
COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
DEC. 20.07  
REVENUE STAMP

# 0000106532  
REAL ESTATE TRANSFER TAX  
0028250  
FP 102802

CITY TAX  
  
CITY OF CHICAGO  
DEC. 20.07  
REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000000685  
REAL ESTATE TRANSFER TAX  
0423750  
FP 102805

**UNOFFICIAL COPY****CHICAGO TITLE INSURANCE COMPANY**

**ORDER NUMBER:** 1409 ST5102422 FSC

**STREET ADDRESS:** 1735 WEST DIVERSEY AVENUE

UNIT 601

**CITY:** CHICAGO

**COUNTY:** COOK

**TAX NUMBER:** 14-30-403-091-1094

**LEGAL DESCRIPTION:**

UNITS 601, GU-9 AND PU-17 IN THE REGAL CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1: LOT 1 AND THE NORTH 16 FEET OF LOT 2 IN LUETGERT'S SUBDIVISION OF BLOCK 1 IN FULLERTON'S FOURTH ADDITION TO CHICAGO, A SUBDIVISION IN THE NORTH 1/2 OF THE SOUTH EAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE STRIP OF LAND (FORMERLY THE EAST AND WEST ALLEY BUT NOW VACATED) 16 FEET WIDE LYING SOUTH AND ADJOINING THE WHOLE LENGTH OF THE SOUTH LINE OF THAT PART OF LOT 1 LYING EAST OF THE WEST 175 FEET OF SAID LOT 1, THE WEST LINE OF SAID STRIP BEING THE EAST LINE OF SAID LOT 2 IN LUEGERT'S SUBDIVISION AFORESAID, IN COOK COUNTY, ILLINOIS.

PARCEL 3: LOT 3 IN THE SUBDIVISION OF LOT 2 IN LUETGERT'S SUBDIVISION OF BLOCK 1 IN FULLERTON'S FOURTH ADDITION TO CHICAGO AFORESAID, IN COOK COUNTY, ILLINOIS.

PARCEL 4: THE WEST 1/2 OF THAT PART OF NORTH HERMITAGE AVENUE VACATED, LYING SOUTH OF THE SOUTH LINE OF DIVERSEY PARKWAY AND NORTH OF THE SOUTH LINE (EXTENDED WEST ACROSS SAID VACATED AVENUE) OF THE NORTH 70 FEET OF LOT 2 IN THE NORTH WESTERN TERRA COTTA COMPANY'S RESUBDIVISION OF PART OF THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5: THAT PART OF LOT 3 IN THE RESUBDIVISION AFORESAID BY THE NORTH WESTERN TERRA COMPANY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 3, THENCE WEST ON THE NORTH LINE OF SAID LOT, 132.92 FEET, THENCE SOUTHEASTERLY ON A CURVED LINE RADIUS 163.05 FEET CURVED CONVEX TO THE NORTHEAST AND CONCENTRIC TO AND 8.75 FEET NORTHEASTERLY OF THE CENTER LINE OF INDUSTRIAL RAILROAD TRACK AS NOW LOCATED A DISTANCE OF 103.51 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH 70 FEET OF LOT 2 AFORESAID EXTENDED WEST, THENCE EAST ON SAID LINE 42 FEET TO THE EAST LINE OF LOT 3, THENCE NORTH 45 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 6: THAT PART OF LOT 3 (SOMETIMES CALLED BLOCK 3) IN NORTH WESTERN TERRA COTTA COMPANY'S RESUBDIVISION OF A PART OF THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE POINT OF INTERSECTION OF THE WEST LINE OF THE EAST 15.32 FEET OF SAID LOT 3 (SOMETIMES ALSO CALLED BLOCK 3) WITH A LINE 890 FEET NORTH OF AND

(CONTINUED)

**UNOFFICIAL COPY****CHICAGO TITLE INSURANCE COMPANY****ORDER NUMBER:** 1409 ST5102422 FSC**STREET ADDRESS:** 1735 WEST DIVERSEY AVENUE

UNIT 601

**CITY:** CHICAGO**COUNTY:** COOK**TAX NUMBER:** 14-30-403-091-1094**LEGAL DESCRIPTION:**

PARALLEL WITH THE SOUTH LINE OF SAID LOT 3 (SOMETIMES ALSO CALLED BLOCK 3) AND RUNNING THENCE WEST ON THE LAST ABOVE MENTIONED PARALLEL LINE A DISTANCE OF 189 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID LOT 3 (SOMETIMES ALSO CALLED BLOCK 3) A DISTANCE OF 42.38 FEET; THENCE WEST A DISTANCE OF 95.33 FEET TO A POINT 931.62 FEET NORTH OF A WESTWARD EXTENSION OF SAID SOUTH LINE OF LOT 3 (SOMETIMES ALSO CALLED BLOCK 3); THENCE NORTHWARDLY, EASTWARDLY AND SOUTHWARDLY ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 142.16 FEET AND CONVEX WESTERLY, NORTHERLY AND EASTERLY A DISTANCE OF 446.62 FEET TO A POINT ON SAID WEST LINE OF THE EAST 15.32 FEET OF SAID LOT 3 (SOMETIMES ALSO CALLED BLOCK 3) WHICH IS 933.83 FEET NORTH OF SAID LOT 3 (SOMETIMES ALSO CALLED BLOCK 3) AND THENCE SOUTH ALONG THE WEST LINE OF THE EAST 15.32 FEET A DISTANCE OF 43.83 FEET TO THE POINT OF BEGINNING, (EXCEPT THEREFROM THAT PART OF THE FOREGOING PARCEL WHICH LIES SOUTH OF A LINE WHICH IS 972 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE AND A WESTWARD EXTENSION THEREOF OF SAID LOT 3), ALL IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT D TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00038514, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.