



Doc#: 0807842219 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/18/2008 02:22 PM Pg: 1 of 3

WARRANTY DEED  
STATUATORY, ILLINOIS  
(Limited liability company to Individual). THE GRANTOR,  
5K CONSTRUCTION, LLC,  
an Illinois  
limited liability company,  
For and in consideration of  
TEN DOLLARS (\$10.00),  
In hand paid,  
CONVEYS and WARRANTS to

DAWN PAULY, not as Tenants in Common, not as Joint Tenancy, not as Tenants by the Entirety but as  
INDIVIDUAL.

The following described real estate situated in the County of COOK in the State of Illinois, to wit;

LEGAL DESCRIPTION IS ATTACHED

Hereby releasing and waiving all rights under and by virtue of the Homestead exemption Laws of the  
State of Illinois not as Tenants in Common, not as Joint Tenancy, not as Tenants by the Entirety but as  
INDIVIDUAL.

PERMANENT REAL ESTATE INDEX NUMBER: 13-15-3 05-001-0000  
13-15-3 05-002-0000

ADDRESS OF REAL ESTATE: 4325 N. CICERO AVENUE  
UNIT 3N and P-6  
CHICAGO, ILLINOIS 60641

There was no tenant of the above unit to waive any 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.

MAIL TO: SCOTT A. Labow Esq.,  
DAWN PAULY 180 Milwaukee, #202  
4325 N. CICERO, UNIT 3N Buffalo Grange  
CHICAGO, ILLINOIS 60641 60630  
SEND TAX BILLS TO:  
DAWN PAULY  
4325 N. CICERO, UNIT 3N  
CHICAGO, ILLINOIS 60641

PREPARED BY: KOLPAK AND LERNER, 6767 N. MILWAUKEE AVE., SUITE 202  
NILES, IL 60714

BOX 333-CT

12151082/28015121  
5 of 2 NW605971/11265099MN

3  
D

# UNOFFICIAL COPY

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its duly authorized Manager, this 10 day of March, 2008.

**5K CONSTRUCTION, LLC**

BY: [Signature]  
Kevin Walsh, Manager

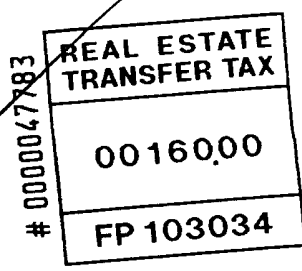
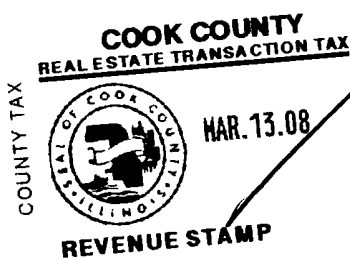
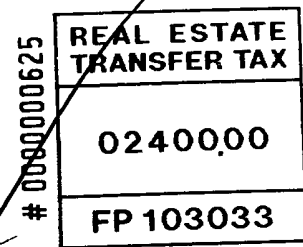
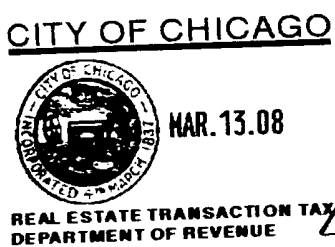
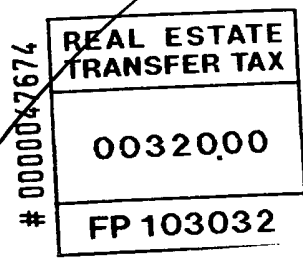
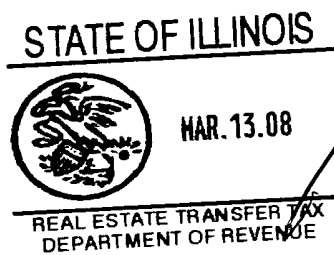
STATE OF ILLINOIS )  
                                  ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that Kevin Walsh, Manager of 5K Construction, LLC, is personally known to me to be the same person whose name is subscribed to the foregoing instrument on behalf of such partnership, and has signed and delivered the said instrument as his own free and voluntary act and the free and voluntary act of said partnership, for the uses and purposes therein set forth.

GIVEN under my hand and seal this 10 day of March, 2008.



[Signature]  
Notary Public



# UNOFFICIAL COPY

## LEGAL DESCRIPTION

### PARCEL 1:

UNIT 3N AND P-6 IN THE CICERO CROSSING CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 6 & 7 AND THE NORTH 5 FEET OF LOT 8 IN BLOCK 2 IN DICKINSON'S SUBDIVISION OF THAT PART OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY'S LANDS (EXCEPT THE RIGHT OF WAY OF THE CHICAGO, MILWAUKEE AND ST. PAUL RAILWAY COMPANY), IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 2, 2007 AS DOCUMENT NUMBER 0718322125; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING APRONS GA-6 AS A LIMITED COMMON ELEMENT AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO RECORDED AS DOCUMENT 0718322125.

**SUBJECT TO:** GENERAL REAL ESTATE TAXES FOR 2006 AND SUBSEQUENT YEARS; PRIVATE, PUBLIC AND UTILITY EASEMENTS; APPLICABLE ZONING AND BUILDING LAWS OR ORDINANCES; ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND RESERVATIONS CONTAINED IN THE DECLARATION, AS AMENDED FROM TIME TO TIME, AND A RESERVATION BY THE GRANTOR TO ITSELF AND ITS SUCCESSORS AND ASSIGNS, FOR THE BENEFIT OF ALL UNIT OWNERS AT THE CONDOMINIUM, OF THE RIGHTS AND EASEMENTS SET FORTH IN THE DECLARATION AS AMENDED FROM TIME TO TIME; PROVISIONS OF THE CONDOMINIUM PROPERTY ACT OF THE STATE OF ILLINOIS AS AMENDED FROM TIME TO TIME; SUCH OTHER MATTERS AS TO WHICH THE TITLE INSURER COMMITS TO INSURE BUYER AGAINST LOSS OR DAMAGE; ACTS OF BUYER; ENCROACHMENTS; COVENANTS, CONDITIONS, RESTRICTIONS, PERMITS, EASEMENTS AND AGREEMENTS OF RECORD AS AMENDED FROM TIME TO TIME.

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, AS AMENDED FROM TIME TO TIME, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME, 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, AS AMENDED FROM TIME TO TIME, THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

THE TENANT(S) OF THE AFORESAID UNIT HAVE WAIVED OR FAILED TO EXERCISE A RIGHT OF FIRST REFUSAL.

Commonly known as:  
PERMANENT REAL ESTATE INDEX NUMBER(S):

4325 N. CICERO, CHICAGO, IL 60641  
13-15-305-001-0000; 13-15-305-002-0000