



PREPARED BY:
Thomas J. Tartaglia
7819 West Lawrence
Norridge, IL 60706

Doc#: 0809141016 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/31/2008 10:30 AM Pg: 1 of 2

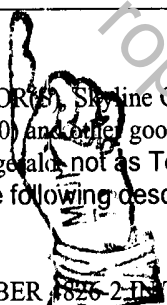
MAIL TAX BILL TO:
Christina Fitzgerald
4826 N. Hoyne #2
Chicago, IL 60625

MAIL RECORDED DEED TO:
Michelle Laiss P.C.
1530 W. Fullerton Ave
Chicago IL 60614

MGR - MAGGIO

WARRANTY DEED
Statutory (Illinois)

THE GRANTOR(S), Skyline Construction & Development Corporation, an Illinois Corporation, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to Christina Fitzgerald and Ryan Fitzgerald, not as Tenants in Common nor as Joint Tenants but as Tenants by the Entirety, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:



PARCEL 1:
UNIT NUMBER 4826-2 IN THE 4812-30 HOYNE CONDOMINIUM DECLARATION, AS DEPICTED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE SOUTH 316 FEET OF LOT 1 (EXCEPT THE SOUTH 125 FEET THEREOF) IN THE SUBDIVISION OF LOT 2 IN JOHN MARBACH AND OTHERS SUBDIVISION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; AND ALSO THE NORTH 183 FEET OF THE SOUTH 316 FEET OF LOT 2 IN THE SUBDIVISION OF LOT 3 IN JOHN MARBACH AND OTHERS SUBDIVISION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN ALL IN COOK COUNTY, ILLINOIS. WHICH PLAT OF SURVEY IS ATTACHED AS APPENDIX "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED JUNE 21, 2006, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 0617234091, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
THE EXCLUSIVE RIGHT TO THE USE OF P-8, LIMITED COMMON ELEMENT ("LCE"), AS DELINEATED ON THE PLAT OF SURVEY AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF UNIT NUMBERS 4826-2, AS ARE SET FORTH IN THE DECLARATION; THE GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS AS SET FORTH IN SAID DECLARATION FOR THE REMAINING LAND DESCRIBED THEREIN.

Permanent Index Number(s): 2007 PIN: 14-07-323-034-1013 14-07-323-027-0000 & 14-07-323-030-0000 (underlying land)
Property Address: 4826 N. Hoyne #2, Chicago, IL 60625

Subject, however, to the general taxes for the year of 2007 and thereafter, and all instruments, covenants, restrictions, conditions, applicable zoning laws, ordinances, and regulations of record.

EITHER (A) NO TENANT HAD A RIGHT OF FIRST REFUSAL TO PURCHASE THE PROPERTY ON THE DATE ON WHICH THE GRANTOR GAVE THE NOTICE REQUIRED BY SECTION 30 IF THE ILLINOIS CONDOMINIUM PROPERTY ACT (THE "ACT"); (B) AT THE DATE ON WHICH THE GRANTOR GAVE THE NOTICE REQUIRED BY SECTION 30 OF THE ACT, THE UNIT WAS OCCUPIED AND THE TENANT THEREOF FAILED TO EXERCISE OR WAIVED ITS FIRST RIGHT AND OPTION TO PURCHASE THE UNIT, ALL AS PROVIDED IN THE ACT, OR (C) THE GRANTEE WAS A TENANT OF THE UNIT PRIOR TO THE CONVERSION OF THE PROPERTY TO CONDOMINIUM.

Grantor also hereby grants to the Grantee, its successors and assigns, such right 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, and Grantor reserves to

