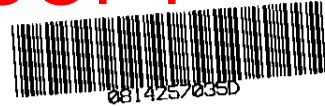


# UNOFFICIAL COPY



Chicago Title Insurance Company

**WARRANTY DEED**  
**ILLINOIS STATUTORY**  
**(Corporation to Individual)**



Doc#: 0814257035 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/21/2008 10:18 AM Pg: 1 of 3

4390165(1/2)

59  
GIT

Property of Cook County Clerk's Office

**THE GRANTOR, LEA, LTD.**, a 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 TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, **CONVEY(S)** and **WARRANT(S)** to **DAWN MACLIARULO**

(GRANTEE'S ADDRESS) 7002 PERSHING ROAD, BERWYN, Illinois 60402 **To MANGIARULO**

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

See Exhibit 'A' attached hereto and made a part hereof

**SUBJECT TO:**

Permanent Real Estate Index Number(s): 16-31-108-001-0000  
Address(es) of Real Estate: 7142 W. 32ND STREET, 2ND FLOOR UNIT, BERWYN, Illinois 60402

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its **PRESIDENT**, and attested by its Secretary this 7th day of May, 2008.

LEA, LTD.

By Leo Sator  
LEO SATOR, PRESIDENT  
PRF

Sator

THE CITY OF BERWYN, IL  
MAY 7 2008  
\$1,650.00  
Debi Suchy City Collector

3

# UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that VICTOR SATAS, personally known to me to be the PRESIDENT of the LEA, LTD., and LEO SATAS, personally known to me to be the Secretary of said corporation, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such VICTOR SATAS and PRESIDENT they signed and delivered the said instrument and caused the corporate seal of said 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 said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 9th day of May 2008



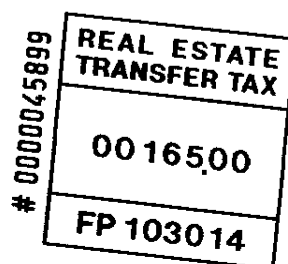
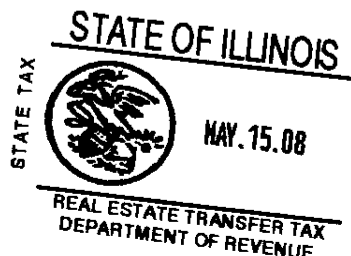
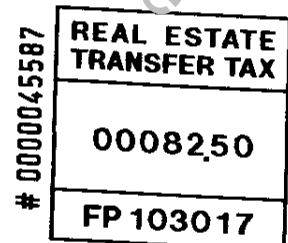
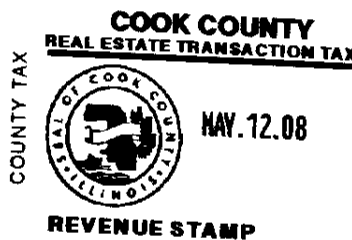
Kathleen E. Newsham (Notary Public)

Prepared By: Katie Newsham  
348 LATHROP AVENUE  
RIVER FOREST, Illinois 60305

Mail To:  
~~DAWN MAGLIARULO~~  
7002 PERSHING ROAD  
BERWYN, Illinois 60402

VINCENT F. GIULIANO  
7222 W. CERMACK RD  
Suite 300  
NORTH RIVERSIDE, IL 60546

Name & Address of Taxpayer:  
~~DAWN MAGLIARULO~~ T. MANGIARULO  
7142 W. 32ND STREET, 2ND FLOOR UNIT 2  
BERWYN, Illinois 60402



# UNOFFICIAL COPY

## EXHIBIT 'A' Legal Description

UNIT 7142-2 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN PROSKA PARK CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0810122020, IN SECTION 31, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THERE WERE NO TENANTS AS THIS IS NEW CONSTRUCTION.

THE TENANT OF THE UNIT EITHER WAIVED OF FAIL TO EXERCISE THE OPTION TO PURCHASE THE SUBJECT UNIT, OR THE TENANT DID NOT HAVE AN OPTION TO PURCHASE THE UNIT.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, IT SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; AND GRANTOR RESERVES TO ITSELF, IT SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED THEREIN.

THE DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITING AND STIPULATED AT LENGTH HEREIN.

Cook County Clerk's Office