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WARRANTY DEED

THE GRANTOR(s)
**AD DEVELOPMENT
ENTERPRISE, INC.**
an Illinois Corporation
of the City of Chicago
County of Cook, State of
Illinois for and in
consideration of Ten
(\$10) Dollars and
other good and
valuable consideration
in hand paid, CONVEY(S)
and WARRANT(S) to



Doc#: 0822640152 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/13/2008 12:50 PM Pg: 1 of 4

PAUL FEYER

of 8549 W. Gregory, 3N,

of Chicago, Illinois, described Real Estate situated in the County of Cook in the State of Illinois,
to Wit:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A

ADDRESS: 8665 W. FOSTER AVE., UNIT 3A, CHICAGO, ILLINOIS 60656

PIN#: 12-11-310-096-1005

P.N.T.N.

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

SUBJECT TO: covenants, conditions, and restrictions of record, Document No.(s) and to General Taxes for 2007 2ND and subsequent years. The Tenant of unit has waived or has failed to exercise the right of first refusal.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE(S), ITS 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, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED HEREIN.

THIS 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 RECITED AND STIPULATED AT LENGTH HEREIN.

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DATED THIS 31 DAY OF July, 2008

AD DEVELOPMENT ENTERPRISES, INC.

BY 
ADRIAN MITOCARU, PRESIDENT

State of Illinois,
County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ADRIAN MITOCARU, president of AD Development Enterprises, Inc., personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that him/her/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 31 day of July, 2008



Commission expires _____


NOTARY PUBLIC

This instrument was prepared by: MONTY BOATRIGHT 4653 N. MILWAUKEE, CHICAGO, ILLINOIS 60630


Mail this instrument to: PAUL FEYER 8665 W. FOSTER AVE, UNIT 3A, CHICAGO, IL 60656.

Send Subsequent Tax Bills to:

PAUL FEYER 8665 W. FOSTER AVE, UNIT 3A, CHICAGO, IL 60656.

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EXHIBIT A
LEGAL DESCRIPTION


CITY TAX  AUG. -6.08 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 000016715	REAL ESTATE TRANSFER TAX
		0225750
		FP 103026

UNIT 3A, 8665 W. FOSTER AVE. CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THAT PART OF THE NORTH 660.00 FEET, AS MEASURED ALONG THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION II, TOWNSHIP 46 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING THEREFROM THE EAST 473.66 FEET AND EXCEPT THE WEST 691.00 FEET THEREOF, AS MEASURED ALONG THE NORTH LINE AND EXCEPTING THE NORTH 44.00 FEET THEREOF) DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED LAND; THENCE SOUTH ALONG THE WEST LINE OF SAID LAND (FOR THE PURPOSE OF DESCRIBING THIS PARCEL SAID WEST LINE TAKEN AS NORTH AND SOUTH" 433.63 FEET; THENCE EAST 15.70 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREON DESCRIBED; THENCE EAST 15.72 FEET; THENCE NORTH 2.33 FEET; THENCE EAST 28.25 FEET; THENCE NORTH 49.67 FEET; THENCE WEST 44.00 FEET; THENCE SOUTH 52.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 22, 2004 AS DOCUMENT NO. 0429619000, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PROPERTY: 8665 W. FOSTER AVE., UNIT 3A, CHICAGO, IL 60656
PIN: 12-11-310-096-1005 (UNDERLYING)

COUNTY TAX  AUG. -6.08 REVENUE STAMP	# 000037557	REAL ESTATE TRANSFER TAX
		0010750
		FP 103025

STATE TAX  AUG. -6.08 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 000037557	REAL ESTATE TRANSFER TAX
		0021500
		FP 103021

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Plat Act Affidavit

STATE OF ILLINOIS)
) SS
COUNTY OF Cook)

DOCUMENT NUMBER 3140822

I, (Name) Adrian Motocara, being duly sworn on oath, state that I reside at _____, and that the attached deed is not in violation of the Plat Act, Ch. 765 ILCS 205/1.1(b), as the provisions of this Act do not apply and no plat is required due to the following allowed exception (Circle the number applicable to the attached deed):

1. The division of subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots and blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by railroad or other public utility which does not involve any new streets or easements of access;
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
7. Conveyance made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973 and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.
10. The conveyance of land does not involve any land division and is described in the same manner as title was taken by grantor(s).

AFFIANT further states that this affidavit is made for the purpose of inducing the RECORDED OF Cook COUNTY, ILLINOIS, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the land described therein.

SUBSCRIBED and SWORN to before me this ____ day of _____, 20__.

(Signature) [Signature]

NOTARY: [Signature]
(seal)

