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Chicago Title Insurance Company

WARRANTY DEED ILLINOIS STATUTORY

4392114 1/2

OUT (918)



Doc#: 0825647007 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/12/2008 09:33 AM Pg: 1 of 3

THE GRANTOR(S), LEA, LTD., of the City of CICERO, County of COOK, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to TOMAS SATAS and EDYTA SATAS, husband and wife, not as joint tenants or tenants in common but as tenants by the entirety, (GRANTEE'S ADDRESS) 3201 S. HARLEM #3, BERWYN, Illinois 60402 of the County of COOK, all interest in 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:

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

Permanent Real Estate Index Number(s): 16-31-108-001-0000

Address(es) of Real Estate: 3201 S. HARLEM #3, BERWYN, Illinois 60402

Dated this 29th day of August, 2008

LEA, LTD.

By: Leonard Satas
LEONARD SATAS
PRESIDENT

Attest Victor Satas
VICTOR SATAS
SECRETARY

PROPERTY OF
RECORDER OF DEEDS
\$700.00
Debi Suckey City Collector

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STATE OF ILLINOIS, COUNTY OF Cook SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Tomas Satas and Edyta Satas personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as 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 29th day of August, 2008

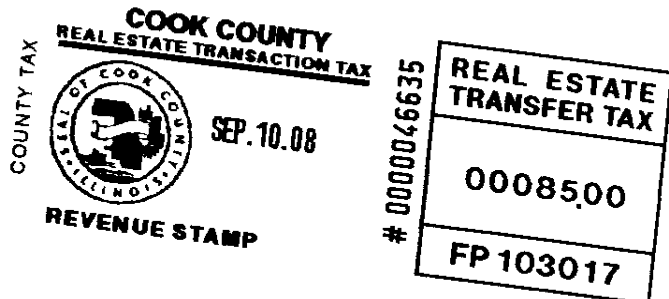
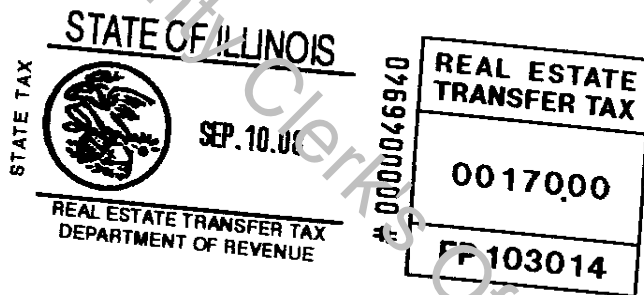


[Signature] (Notary Public)

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

Mail To:
TOMAS SATAS and EDYTA SATAS
3201 S. HARLEM #3
BERWYN, Illinois 60402

Name & Address of Taxpayer:
TOMAS SATAS and EDYTA SATAS
3201 S. HARLEM #3
BERWYN, Illinois 60402



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EXHIBIT 'A' Legal Description

UNIT 3201-3 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