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09033400100

WARRANTY DEED

Doc#: 0903340010 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/02/2009 09:35 AM Pg: 1 of 3

THE GRANTOR, 80TH AVENUE
INVESTMENTS, LLC, an Illinois
limited liability company, for and in
consideration of TEN DOLLARS
(\$10.00), and other good and valuable
consideration in hand paid, and
pursuant to the authority given by the
Members of said limited liability company,

CONVEYS and WARRANTS to

JAMES J. BIELSKI and BARBARA

(Above Space for Recorder's Use Only)

BIELSKI, AS ~~TENANTS IN COMMON~~, of 17539 71st Avenue, Tinley Park, Illinois 60477
the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

HUSBAND & WIFE AS TENANTS BY THE ENTIRETY

PARCEL 1:

C

UNIT 2A IN THE FOUR OAKS CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING
DESCRIBED REAL ESTATE: LOT 1 PLAT OF CONSOLIDATION OF LOTS 2 AND 3 IN BUTLER'S
SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 13, EAST
OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS
ATTACHED AS EXHIBIT 'B' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT
NUMBER 0808816023 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON
ELEMENTS, ALL IN COOK COUNTY, ILLINOIS

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE OF PARKING SPACE P-2A
, A LIMITED COMMON ELEMENT AND LOCKER SPACE L-2A AS DELINEATED ON THE SURVEY
ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0808816023

Subject to: Real estate taxes for 2009 and subsequent taxes; any and all easements, rights-of-
way, streets, highways and valid restrictions presently existing and of record; rights of tile and
drainage ditches; any applicable zoning ordinances; covenants, conditions and restrictions as
shown on the recorded plat and in the Declaration of Covenants, Conditions, Restrictions,
Easements, Rights and By-laws for Four Oaks Condominiums recorded March 27, 2008 as
Document Number 0808816023; encroachment of wood fence located mainly on the property
North of and adjoining onto the subject property by approximately 2.99 feet; and acts of the
Grantee.

Grantor also hereby grants to Grantee, his 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

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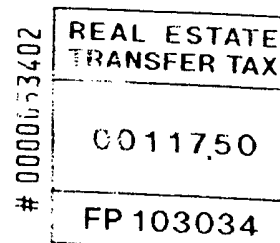
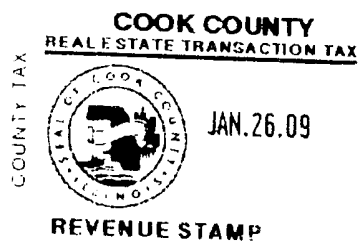
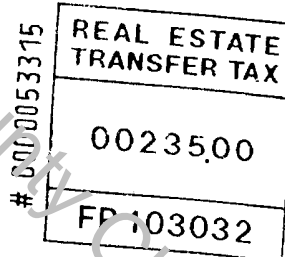
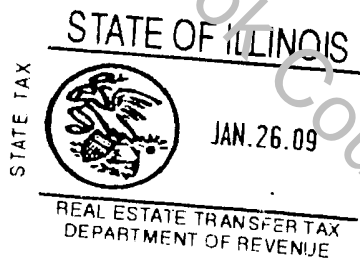
BOX 334 CT

CHICAGO TITLE INS. CO.

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benefit of the remaining property described therein.

This Warranty 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.

Permanent Real Estate Index Number(s): 28-31-400-059-0000 (Affects this and other property)

Address of Real Estate: Unit 2A, 17935 S. Oak Park Avenue, Tinley Park, Illinois 60477 (including Parking Space P-2A and Locker Space L-2A).

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by an Authorized Member this 21 day of January, 2009.

80th Avenue Investments, LLC

By: Frank P. Hannigan

, a Member

STATE OF ILLINOIS)

) ss.

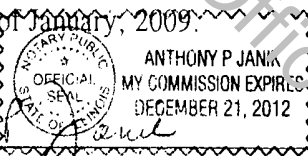
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the above County and State, DO HEREBY CERTIFY, that Frank P. Hannigan personally known to me to be a Member of 80th Avenue Investments, LLC, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Member, he signed and delivered the said instrument pursuant to authority given by the Members of said LLC, as his free and voluntary act, and as the free and voluntary act and deed of said LLC, for the uses and purposes therein set forth.

Given under my hand and official seal this 21st day of January, 2009.

(SEAL)

Anthony P. Janik
Notary Public



THIS INSTRUMENT WAS PREPARED BY
Anthony P. Janik
Fox Hefter Swibel Levin & Carroll
200 West Madison St., Suite 3000
Chicago, Illinois 60606

SEND SUBSEQUENT TAX BILLS TO:
80th Avenue Investments LLC
8045 Chippewa Trail
Tinley Park, Illinois 60477

AFTER RECORDING MAIL TO: ~~James J. and Barbara Bielski, 17935 S. Oak Park, Unit 2A, Tinley Park, Illinois 60477~~ JAMES O'CONNELL, 5544 W 147th S, OAK FOREST, ILL 60452