

# UNOFFICIAL COPY

## LIMITED WARRANTY DEED



KNOW ALL MEN BY THESE PRESENTS:

That JOHN GALT ENTERPRISES, LLC  
a corporation organized under the laws of  
the State of Colorado herein called

GRANTOR, Whose mailing address is:  
19201 E. Main Street, Parker, CO 80134

FOR AND IN CONSIDERATION OF  
TEN and NO/100 DOLLARS, and other good

And valuable consideration, to it in hand paid by the party or parties identified below as  
GRANTEE hereunder, by these presents does grant, bargain, and sell unto:

Doc#: 1020833107 Fee: \$58.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/27/2010 01:11 PM Pg: 1 of 3

VICTOR AIZENBERG

an individual herein, whether one or more, called 'GRANTEE' whose mailing address is:

all that certain real property situated in COOK County, Illinois and more particularly  
described as follows:

UNIT 162 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE  
COMMON ELEMENTS IN OAK CREEK CONDOMINIUM HOMES AS  
DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS  
DOCUMENT NO. 23500200 AS AMENDED IN THE SOUTHWEST ¼ OF SECTION  
4 TOWNSHIP 42 NORTH RANGE 11 EAST OF THE THIRD PRINCIPAL  
MERIDIAN IN COOK COUNTY ILLINOIS.

Permanent Tax No. 03-04-300-021-1119

Address of Property: 210 Old Oak Drive #162 Buffalo Grove IL

TO HAVE AND TO HOLD the above described premises, together with all the rights and  
appurtenances thereto in any wise belonging, unto the said GRANTEE, his heirs or  
successors and assigns forever, subject to (a) covenants, conditions and restrictions of  
record, (b) private, public and utility easements and roads and highways, if any; (c) party  
wall rights and agreements if any; (d) existing leases and tenancies, if any; (e) special  
taxes or assessments for improvements not yet completed, if any (f) installments not due  
at the date hereof of any special tax or assessment for improvements heretofore  
completed, if any (g) general real estate taxes; (h) building code violations and judicial  
proceedings relating thereto, if any (i) existing zoning regulations, (j) encroachments if  
any, as may be disclosed by a plat of survey and (k) all obligations and liabilities as may  
appear of record, including rights of redemption of any parties as a result of judicial  
proceedings and rights of parties in possession, (l) drainage ditches, drain tiles, feeders,


S Y  
P 3  
S N  
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INT Y

BOX 334 CTI

1062  
SAH 724203  
CT10

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STATE OF ILLINOIS



JUL. 22. 10


REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 6850003589

REAL ESTATE TRANSFER TAX
00082,00
# FP 103032

COOK COUNTY  
REAL ESTATE TRANSACTION TAX

COUNTY TAX



JUL. 22. 10

REVENUE STAMP

# 0000003596

REAL ESTATE TRANSFER TAX
00047,00
# FP 103034

Property of Cook County Clerk's Office

1020833107D

0000003596

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laterals and underground pipes, if any, (m) all mineral rights and easements in favor of owners of mineral estate.

Subject as aforesaid, GRANTOR does hereby bind itself and its successors and assigns to warrant and forever defend all and singular the said premises unto the said GRANTEE, his heirs or successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through, or under GRANTOR but not otherwise.

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed and sealed this 18 day of June, 2010, 2010 in its name by its \_\_\_\_\_ thereunto authorized by resolution of its board of directors.

JOHN GALT ENTERPRISES, LLC

BY:

Jackie Abal

(AFFIX SEAL)

STATE OF Colorado  
COUNTY OF Denver

The foregoing instrument was acknowledged before me this 18 day of June, 2010 as \_\_\_\_\_ of JOHN GALT ENTERPRISES, LLC on behalf of the said corporation.

Amie M Holmes  
NOTARY PUBLIC

MAIL TO:

Victor Aizenberg  
210 Old Oak Dr.  
Unit 162  
Buffalo Grove, IL 60089

AMIE M HOLMES  
NOTARY PUBLIC  
STATE OF COLORADO  
My Commission Expires 6/11/2013

This instrument prepared by:  
KENNETH D. SLOMKA  
LAW OFFICES OF KENNETH D. SLOMKA, P.C.  
4544 W. 103<sup>RD</sup> STREET, SUITE 202  
OAK LAWN, IL 60453

