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WARRANTY DEED

This instrument was prepared by: Alexander Demchenko, Esq. Demchenko & Kashuba LLC 2338 W. Belmont Ave. Chicago, IL 60618

Tel.: 773-360-8803



Doc#: 1303526046 Fee: \$64.00 Karen A. Yarbrough RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 02/04/2013 09:34 AM Pg: 1 of 3

THE GRANTOR AUGUSTA HOLDINGS, INC., an Illinois corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to do business in the State of Illinois, for and in consideration of TEN (10) DOLLARS and other good and valuable consideration in hand paid, and pursuant to the authority given by the shareholders of said corporation, CONVEYS and WARRANTS to THE GRANTEE, OSCAR CORDNADO, a single man, of the County of Cook, State of Illinois, not as joint tenants or tenants in common but as tenants by the entirety, 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: general real estate taxes not yet due building lines and use or occupancy restrictions, covenants, conditions and restrictions of record; easer ent for public utilities; acts of the Grantee.

TO HAVE AND TO HOLD the said premises as husband and wife, not as joint tenants or tenants in common but as tenants by the entirety forever.

Grantor also hereby grants to the grantee, its 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 benefit of the remaining property described therein.

This 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.

Dated this day of January, 2013.

AUGUSTA HOLDINGS, INC.

y: Oleksander Ivankevych, Secretary

STATE OF ILLINOIS)

) SS.

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Oleksander Ivankevych, the Secretary of said corporation, and personally known to me to

BOX 334 CT1

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be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that as such Secretary he 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 his 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 notaries seal, this // day of January, 2013.

Notary Public

OFFICIAL SEAL ALEXANDER DEMCHENKO Notary Public - State of Illinois My Commission Expires Apr 26, 2014

REAL ESTATE TRANSFER 01/22/2013

CC OK \$108.00

ILLINOIS \$216.00

TOTAL: \$324.00

16-01-413-026-0000 | 20130101603875 | 11N7'LPW

 CHICAGO:
 \$1,620.00

 CTA:
 \$648.00

 TOTAL:
 \$2,268.00

MAIL TO:

OSCAV COVERDO 2644 W. Augusta Unit 2 Chicago, D. 60622 SEND SUBSEQUENT TAX BILLS TO:

C/O/X/S O/F/CO

2644 W. August

Chicago, IZ 60622

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STREET ADDRESS: 2644 W. AUGUSTA BLVD

UNIT 2

CITY: CHICAGO

COUNTY: COOK

-TAX NUMBER: 16-01-413-026-0000

LEGAL DESCRIPTION:

PARCEL 1:

UNIT NUMBER 2 IN THE 2644 WEST AUGUSTA CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 28 IN BLOCK 3 IN WATRISS SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 (EXCEPT THE EAST 115 FEET) OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMLER 1136445005, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

TO Th. THE (EXCLUSIVE) RIGHT TO THE USE OF PARKING SPACE P-2, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 1136445005.