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WARRANTY DEED (Illinois)

THIS DEED is made as of the 15th day of October, 2014, by and between



Doc#: 1430322049 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/30/2014 10:35 AM Pg: 1 of 4

FALBER PROPERTIES CORP. a Florida
("Grantor," whether one or more), Corporation

and

DONALD F D'ANTONIO, an unmarried man
~~as tenants in common~~
~~as joint tenants and not as tenants in common~~
~~as tenants by the entirety and not as joint tenants and not as tenants in common~~
of Crystal Lake, IL
("Grantee," whether one or more).

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does WARRANT, COVENANT, AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

UNIT 2N, BUILDING 926 IN 918 WEST ~~ATLANTA~~ ^{AINSLIE} CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:
LOTS 20 & 21 IN BLOCK 2 IN GEORGE F. SPOOK'S SUBDIVISION OF BLOCK 4 IN ORNARROE'S RESUBDIVISION OF THAT PART OF ARGYLE LYING SOUTH OF CENTER LINE OF ARGYIE STREET IN SOUTHEAST FRACTIONAL 1/4 OF SECTION 8, TOWNSHIP 40 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 OWNERSHIP RECORDED AS DOCUMENT NO. 0514403088, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IS THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

P.I.N.: 14-08-413-050-1027, Volume 478

COMMONLY KNOWN AS: 926 W AINSLIE ST., UNIT 2N, CHICAGO, IL 60640

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, his heirs and assigns forever.

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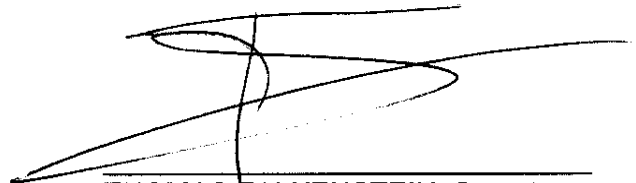
And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: Covenants, conditions, restrictions of record, public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2014 and subsequent years.

IN WITNESS WHEREOF, said Grantor has caused its signature to be hereto affixed, and has caused its name to be signed to these presents, this 15 day of October, 2014.

FALSBEE PROPERTIES CORP.



THOMAS BERKOVIC, President



THOMAS FALKENSTEIN, Secretary

Instrument prepared by: Rosenthal Law Group, LLC, 3700 W Devon, Ste E, Lincolnwood, IL 60712

MAIL TO:
Donald F D'Antonio
3602 Needle Creek Ct
Crystal Lake, IL
60012

SEND SUBSEQUENT TAX BILLS TO:
DONALD F D'ANTONIO
3602 Needle Creek Ct
Crystal Lake, IL
60012

OR

RECORDER'S OFFICE BOX NO. _____

STATE OF Florida }
 } SS
COUNTY OF Dade }

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that THOMAS BERKOVIC and THOMAS FALKENSTEIN is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 15th day of October, 2014.

Notary Public Ana Isis Pellegrino

My Commission Expires:



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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

30-Oct-2014



| | |
|-----------------|--------|
| CHICAGO: | 675.00 |
| CTA: | 270.00 |
| TOTAL: | 945.00 |

14-08-413-050-1027 | 20141001649043 | 2-039-807-104

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

30-Oct-2014



| | |
|------------------|--------|
| COUNTY: | 45.00 |
| ILLINOIS: | 90.00 |
| TOTAL: | 135.00 |

14-08-413-050-1027 | 20141001640043 | 0-221-404-288