UNOFFICIAL COPY

Warranty Deed

THE GRANTORS

LESZEK LEE ZUBOWICZ, DIVORCED AND NOT SINCE REMARRIED OF the Village of ELK GROVE, County of COOK, State of ILLINOIS,

for and in consideration of TEN DOLLARS, in hand paid, CONVEYS and WARRANTS to

ROBERT POSKROP AND ELZBIETA POSKROP, HIS WIFE, 3737 N. HARLEM #15, CHICAGO, ILLINOIS 60634

the following described Real Estate to wit:

94509457

DEPT-01 RECORDING +23. T80000 TRAN 8042 04/09/94 15:09:00 40813 4 C.J. * - 94-50948 COOK COUNTY RECURDER

(For Recorder's Use Only)

SEE REVERSE SIDE HERETO FOR COMPLETE LEGAL DESCRIPTION

SEE REVERSE SIDE HERETO FOR COMPLETE SUBJECT TO CLAUSE.

94509487

TO HAVE AND TO HOLD, not in tenancy in common, out in Joint Tenancy forever, 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): 08-32-200-017-1032

Common Address for Property: 106 2W Boardwalk, Elk Grove Village, Illinois 50007

DATED this 12th Day of May , 1994.

State of Illinois County of Cook I, the undersigned, a Notary Public in and for said County, in the Siste aforesaid, DO HEREBY CERTIFY that

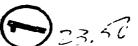
OFSIGNAL ALSON EXP. OCT. 25.137 has foregoing instrument, appeared before me this day in person, and acknowledged MY COMMISSION EXP. OCT. 25.137 has foregoing instrument. that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 14 th Day of 1994

-Notary Public-

This Instrument Propared By. James T. McKenzie, Attorney at Law, 1015 W. Wise Road, Suite 200, Schaumburg, IL 60193

Send Subsequent Tax Bills To: Mail To Robert Poskrop 106 2W Boardwalk Elk Grove Village, Illinois 60007



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FARCEL 1: UNIT 106-2 IN BOARDWALK CONDOMINIUM AS DELINEATED ON SURVEY OF LOTS OF FARTS THEREOF IN BOARDWALK SUBDIVISION OF FART OF THE NORTH 15 AURES OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 41 NURTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 20, 1942 AS DUCUMENT NUMBER 21,840,416, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY NATIONAL BANK OF AUSTIN, AS TRUSTEE UNDER TRUST NUMBER 5160, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 22,633,866, TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH DECLARATIONS AS SAME ARE FILED OF RECORD PURSUANTTO SAID DECLARATION, AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDED DECLARATIONS ARE FILED OF

RECORD, IN THE PERCENTAGES SET FORTH IN SUCH AMENDED DECLARATIONS, WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEEMED TO BE "ENVEYED EFFECTIVE ON THE RECORDING OF EACH SUCH AMENDED DECLARATION AS THOUGH CONVEYED HEREBY.

PARCEL 2: AN

EASEMENT FOR INCRUSS AND EGRESS OVER AND ACROSS THE NORTH 20 FEET OF THE SOUTH 225 FEET OF THE EAST 397.08 FEET OF THE NORTH 15 ACRES OF THE NORTHWEST 1/4 OF THE CORTHEAST 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE PHIRD PRINCIPAL MERIDIA', IN COOK COUNTY, ILLINOIS, AND ALSO OVER AND ACROSS THAT EASE! ENT CONTAINED IN DOCUMENT NUMBER 21,917,835. EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE AFOREMENTIONED DETLARATION.

SUBJECT TO:

COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD; TERMS, PROVISIONS, COVENANTS AND CONDITIONS OF THE CECLARATION OF CONDOMINIUM AND ALL AMENDMENTS THERTO, INCLUDING ALL EASE, MENTS ESTABLISHED BY OR IMPROVED FROM THE DECLARATION OF CONDOMINIUM OR AMENDMENTS THERETO; LIMITATIONS AND CONDITIONS IMPOSED BY THE CONDOMINIUM PROPERTY ACT, PUBLIC AND UTILITY EASEMENTS, ROADS AND HIGHWAYS, PARTY WALL RIGHTS AND AGREEMENTS, EXISTING LEASES AND TENANCIES, AND SUBJECT TO REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING.

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