

UNOFFICIAL COPY

1989363

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:

SEE REVERSE SIDE HERETO FOR COMPLETE LEGAL DESCRIPTION

SEE REVERSE SIDE HERETO FOR COMPLETE SUBJECT TO CLAUSE.

94509457

DEPT-01 RECORDING
T80000 TRAN 3042 04/09/94 11109100
00813 : C-1 K-94-509487
COOK COUNTY RECORDER

(For Recorder's Use Only)

VILLAGE OF ELK GROVE VILLAGE
REAL ESTATE TRANSFER TAX
8205 \$168.00

94509487

TO HAVE AND TO HOLD, not in tenancy in common, but 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 60007

DATED this 18th Day of April, 1994

Leszek Lee Zubowicz
Leszek Lee Zubowicz

State of Illinois
County of Cook ss.

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

Leszek Lee Zubowicz, divorced and not since remarried

OFFICIAL SEAL
JAMES T. MCKENZIE
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES OCT. 25, 1994

personally known to me to be the same person(s) whose name(s) is subscribed to foregoing instrument, appeared before me this day in person, and acknowledged 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 18th Day of April, 1994

[Signature]
-Notary Public-

This Instrument Prepared By: James T. McKenzie, Attorney at Law, 1605 W. Wise Road, Suite 200, Schaumburg, IL 60193

Mail To:

Send Subsequent Tax Bills To:

<i>Robert Poskrop</i>	Robert Poskrop
<i>106 2W Boardwalk</i>	106 2W Boardwalk
<i>Elk Grove Village, IL 60007</i>	Elk Grove Village, Illinois 60007

23.50

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PARCEL 1: UNIT 106-2 IN BOARDWALK CONDOMINIUM AS DELINEATED ON SURVEY OF LOTS OR PARTS THEREOF IN BOARDWALK SUBDIVISION OF PART OF THE NORTH 15 ACRES OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 20, 1972 AS DOCUMENT 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 PURSUANT TO 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 CONVEYED EFFECTIVE ON THE RECORDING OF EACH SUCH AMENDED DECLARATION AS THOUGH CONVEYED HEREBY.

PARCEL 2: AN EASEMENT FOR INGRESS 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 NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AND ALSO OVER AND ACROSS THAT EASEMENT 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 DECLARATION.

SUBJECT TO:

COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD; TERMS, PROVISIONS, COVENANTS AND CONDITIONS OF THE DECLARATION OF CONDOMINIUM AND ALL AMENDMENTS THERETO, INCLUDING ALL EASEMENTS 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.

48165516

COOK COUNTY Clerk's Office
RECORDED
MAY 10 1977
1977