

UNOFFICIAL COPY

00483121

430/0131 08 001 Page 1 of 3  
2000-06-28 15:47:08  
Cook County Recorder 25.50

2025963 mrc/ [Signature]

**WARRANTY DEED  
CORPORATION GRANTOR**



00483121

The Grantor, **C & F DEVELOPERS, INC.**, an Illinois corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid.

and pursuant to the authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to **MICHAEL FOX of 1403 Walters Ave., Northbrook, IL 60062**, the following described real estate situated in the County of Cook and State of Illinois, to wit: \*and MARIA R. FOX, NOT AS TENANTS IN COMMON BUT AS JOINT TENANTS

**SEE ATTACHED LEGAL DESCRIPTION RIDER FOR DEED**

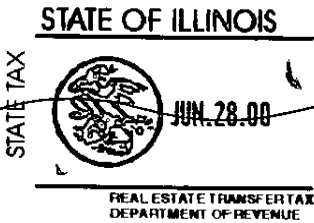
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed by these presents by its President and attested by its President, this 31<sup>st</sup> day of March, 2000.

**PIN: 14-28-302-013**

**COMMONLY KNOWN AS: 2623 N. HALSTED, UNIT 1, CHICAGO, IL 60614**

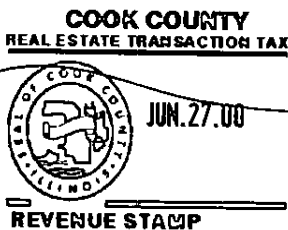
3w



REAL ESTATE TRANSFER TAX
0029850
# 0000072421
FP326660

**C & F DEVELOPERS, INC.,  
an Illinois corporation**

by: Anna Coakley  
**ANNA COAKLEY, President**



REAL ESTATE TRANSFER TAX
0014925
# 0000028593
FP326670

City of Chicago  
Dept. of Revenue  
229284  
06/28/2000 13:08



Real Estate  
Transfer Stamp  
\$2,238.75

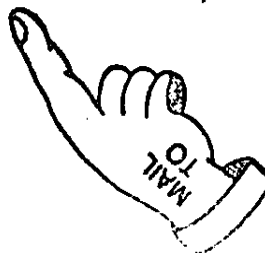
Batch 05328 14

This Instrument Prepared By: HAL A. LIPSHUTZ  
1120 W. Belmont Ave.  
Chicago, IL 60657-3313

Send subsequent tax bills to: MICHAEL FOX  
2623 N. HALSTED, UNIT 1  
CHICAGO, IL 60614



**MAIL TO: WILLIAM J. HIELSCHER**  
**550 FRONTAGE RD., #2700, NORTHFIELD, IL 60093**



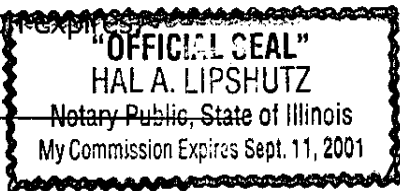
STATE OF ILLINOIS )  
                                  ) SS:  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that **ANNA COAKLEY, President of C & F DEVELOPERS, INC., an Illinois corporation**, personally known to me to the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered such instrument as her own free and voluntary acts and as the free and voluntary act of said corporation, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal, this 31<sup>st</sup> day of March, 2000.

Notary Public

My commission expires



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**LEGAL DESCRIPTION RIDER FOR DEED**

PARCEL 1: UNIT 1 IN THE 2623 NORTH HALSTED CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 25 AND 26 IN BLOCK 2 SUB-LOT "E" IN WRIGHTWOOD, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 00225058 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-1, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 00225058.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND 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.

This Deed is further subject to: (a) general real estate taxes not due and payable at the time of Closing; (b) applicable zoning, building laws and ordinances; (c) the limitations and conditions imposed by the Act; (d) the limitations and conditions imposed by the Municipal Code of Chicago; (e) the Condominium Documents including all amendments and exhibits thereto; (f) covenants, conditions, declarations, restrictions and building lines of record; (g) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (h) encroachments, if any, as shown on the Plat of Survey to be attached as Exhibit "D" to the Declaration; (i) public utility easements; (j) installments due after Closing for assessments levied pursuant to the Declaration; (k) private easements; and (l) matters over which the title company has agreed to insure.

GRANTOR CERTIFIES THAT NOTICE OF INTENT AS REQUIRED BY SECTION 30 OF THE ILLINOIS CONDOMINIUM PROPERTY ACT WAS SERVED NOT AS THERE WERE NO TENANTS AT THE PROPERTY.

PIN: 14-28-302-013  
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