

WARRANTY DEED

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UNOFFICIAL COPY

00831088

875/0180 32 001 Page 1 of 2
2000-10-23 13:27:10
Cook County Recorder 23.50



00831088

THE GRANTOR Dunican Builders, 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 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS in fee simple unto

M. Christopher Maturo and Michael R. Maier, of ~~1532 Lawrence Road, Elmhurst, Illinois 60120~~ 474 N. Lake Shore Drive, #3712, Chicago, IL

as joint tenants with rights of survivorship all interest in the following described real estate in the County of Cook and State of Illinois, to wit:

See reverse hereof for Legal Description

Permanent Index Number: 17-06-424-017-0000
Address of Real Estate: 908 North Wood, Unit 3
Chicago, Illinois 60622

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

TO HAVE AND TO HOLD said premises FOREVER.

Said Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the Grantor has caused its name to be signed by these presents by its Authorized Representative this 22 day of Sept, 2000.

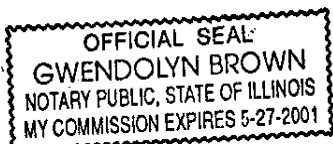
Dunican Builders, Inc.,
an Illinois corporation

By: [Signature]
Authorized Representative

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 Paschal Dunican, Authorized Representative of Dunican Builders, Inc., personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act, and as the free and voluntary act of Dunican Builders, Inc., for the uses and purposes therein set forth.

Given under my hand and official seal, this 22 day of Sept, 2000.



[Signature]
NOTARY PUBLIC

My commission expires on _____

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LEGAL DESCRIPTION

00831088

PARCEL 1:

UNIT 3 IN THE 908 NORTH WOOD CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 28 IN BOAKES RESUBDIVISION OF BLOCK 5 IN COCHRAN AND OTHERS SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 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 NUMBER 00719977, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS. 7

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-3 AND STORAGE SPACE S-3, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 00717997 7

"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, 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."

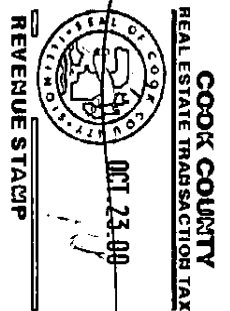
Subject to: (1) real estate taxes not yet due and payable; (2) applicable zoning, building laws and ordinances; (3) public utility easements; (4) private easements for pedestrian ingress and egress; (5) provisions of the Municipal Code of Chicago; (6) provisions of the Condominium Property Act of Illinois (the "Act"); (7) all rights, easements, restrictions, conditions and reservations of record or contained in the Declaration or reserved by The 908 North Wood Condominium Association (the "Association") to itself and its successors and assigns, for the benefit of all Unit Owners at the Condominium; (8) encroachments, if any, shown on the Plat of Survey attached to the Declaration; (9) assessments due to the Association after the Closing Date; and (10) such other matters as to which the Title Insurer commits to insure Grantee against loss or damage.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY.

Permanent Index Number: 17-06-424-047-0000
Address of Real Estate: 908 North Wood, Unit 3, Chicago, Illinois 60622

This instrument was prepared by: Eileen C. Lally, One East Wacker Drive, Suite 2920, Chicago, Illinois 60601

COUNTY TAX



0000039002

FP326670	0016850	REAL ESTATE TRANSFER TAX
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MAIL TO:
Elka Geller Nelson
19 South LaSalle Street
Chicago, Illinois 60603

SEND SUBSEQUENT TAX BILLS TO:
Christopher Maturo and Michael R. Maier
908 North Wood, Unit 3
Chicago, Illinois 60622

City of Chicago
Dept. of Revenue
237910



Real Estate
Transfer Stamp
\$2,527.50

STATE TAX



OCT. 23. 00

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000019962

REAL ESTATE
TRANSFER TAX

00337.00

FP 326660

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