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2000-11-08 13:08:20
Cook County Recorder 25.50

2029503M4N
WARRANTY DEED
ILLINOIS STATUTORY
(CORPORATION TO INDIVIDUAL)



THE GRANTOR, REAL ESTATE DEVELOPMENT GROUP, INC., a 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 & 00/100 DOLLARS and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS AND WARRANTS to

MATTHEW MARTENS

Address: 1619 W. Le Moyne, Unit 1, Chicago, Illinois 60622
the following Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Address of Real Estate: UNIT(S) 1
1619 W. LE MOYNE
CHICAGO, ILLINOIS 60622

Permanent Real Estate Index Number: 17-06-211-017-0000

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President and attested by its Secretary this 24th day of October, 2000.

REAL ESTATE DEVELOPMENT GROUP, INC.,
an Illinois corporation

BY: [Signature]
Its President

ATTEST: [Signature]
Its Secretary

Real Estate
Transfer Stamp
\$1,728.75
City of Chicago
Dept. of Revenue
239311

11/08/2000 11:22 Batch 01857 25



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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that ROBERT FARNIK, personally known to me to be the President of REAL ESTATE DEVELOPMENT GROUP, INC., an Illinois corporation, and ROBERT FARNIK, personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Secretary they signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

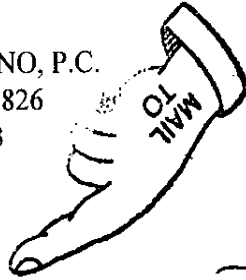
GIVEN under my hand and official seal, this 24th day of October, 2000.

John E. Lovstrand
NOTARY PUBLIC



Prepared By:

John E. Lovstrand
JOSEPH D. PALMISANO, P.C.
79 West Monroe, Suite 826
Chicago, Illinois 60603



Mail To:

Karen Grad
1946 Lehigh - Unit E
Glenview, IL 60025

FP326670
0011525
REAL ESTATE TRANSFER TAX

1000040358

REVENUE STAMP
NOV - 8 00
COOK COUNTY REAL ESTATE TRANSFER TAX
COUNTY TAX

Name and Address of Taxpayer:

Matthew Martens
1619 W. Le Moyne, Unit 1
Chicago, Illinois 60622

STATE TAX	STATE OF ILLINOIS	REAL ESTATE TRANSFER TAX
NOV - 8 00	0023050	FP326669
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000020373	

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LEGAL DESCRIPTION

PARCEL 1:

UNIT 1 IN COSMOPOLITAN CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 12 IN BLOCK 5 IN MCREYNOLD'S SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 NORTH OF MILWAUKEE AVENUE IN 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 00830452, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-1, LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 00830452.

ADDRESS: UNIT 1, 1619 WEST LE MOYNE, CHICAGO, ILLINOIS 60622

P. I. N. 17-06-211-017-0000

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.

THE TENANT OF THIS UNIT HAD NO RIGHT OF FIRST REFUSAL.

SUBJECT TO: (1) general real estate taxes not due and payable at the time of closing; (2) the Act and Code; (3) the Condominium Documents, including all amendments and exhibits thereto; (4) applicable zoning and building laws and ordinances; (5) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (6) utility easements, if any, whether recorded or unrecorded; (7) covenants, conditions, restrictions, encroachments and easements of record.