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2000-11-09 14:26:47  
Cook County Recorder 25.50



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WARRANTY DEED  
ILLINOIS STATUTORY  
(CORPORATION TO INDIVIDUAL)

JOINT TENANCY

THE GRANTOR, **Montana Development Corporation**, 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 Siles Flores, PEDRO CANIZALEZ, AND GUADALUPE CANIZALEZ, not as tenants in common, but as joint tenants forever. Address: 3114 N CENTRAL PARK, CHICAGO, IL 60618 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) 5  
5101 W. MONTANA ST.  
CHICAGO, ILLINOIS 60639

Permanent Real Estate Index Number: 13-28-428-017-0000

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 8th day of November, 2000.

MONTANA DEVELOPMENT CORPORATION,  
an Illinois corporation

BY: [Signature]  
Its President

ATTEST: [Signature]  
Its Secretary

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STATE OF ILLINOIS, COUNTY OF COOK ss.

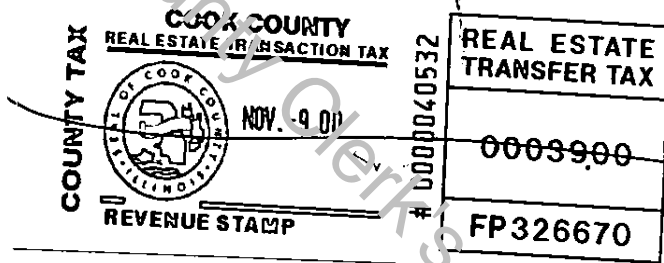
I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that MARK PIECZKA, personally known to me to be the President of MONTANA DEVELOPMENT CORPORATION, an Illinois corporation, and PAWEL MROZEK, personally known to me to be the Secretary of said corporation, 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 8th day of November, 2000.



*[Signature]*  
NOTARY PUBLIC

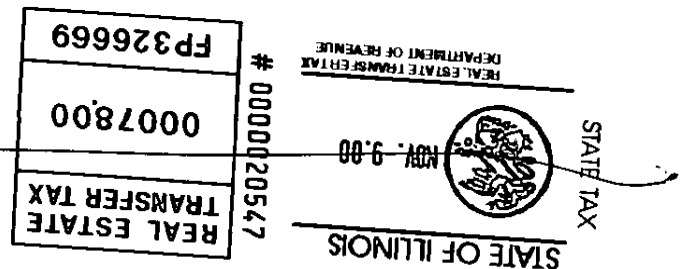
Prepared By:  
Steven E. Moltz  
JOSEPH D. PALMISANO, P.C.  
79 West Monroe, Suite 826  
Chicago, Illinois 60603



Mail To:  
Victoriano Perez  
1923 West Irving Park Road  
Chicago, Illinois 60613



Name and Address of Taxpayer:  
Silas Flores  
5101 West Montana, St., Unit 5  
Chicago, Illinois 60639



City of Chicago  
Dept. of Revenue  
239420



Real Estate  
Transfer Stamp  
\$585.00

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UNIT 5 in 5101 W. MONTANA CONDOMINIUM as delineated on a survey of the following described real estate:

Lots 49 and 50 in Hulberts Fullerton Avenue Highlands Subdivision No. 2, being a subdivision of the West ½ of the Southwest ¼ of Section 28, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois;

which survey is attached to the Declaration of Condominium recorded as Document number 00726576, together with an undivided percentage in the Common Elements.

Unit 5  
ADDRESS: 5101 W. MONTANA ST., CHICAGO, ILLINOIS 60639

P.I.N. 13-28-422-017

SUBJECT TO: (1) general real estate taxes not due and payable at the time of closing; (2) the Declaration of Condominium recorded September 19, 2000 as Document number 00726576 including all amendments and exhibits thereto, the same as though the provisions of said Declaration were recited and stipulated at length herein; (3) applicable zoning and building laws and ordinances; (4) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (5) utility easements, if any, whether recorded or unrecorded; (6) covenants, conditions, restrictions, encroachments and easements of record.

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 THE UNIT HAD NO RIGHT OF FIRST REFUSAL.