

UNOFFICIAL COPY

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2000-12-22 12:14:16

Cook County Recorder 23.50

WARRANTY DEED  
(Corporation to Individual)  
(Illinois)

① 2027600 MTC *HEB BK*



THIS AGREEMENT, made this 13 day of October, 2000 between Rockwell Court, 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, party of the first part, and Spiridoula Rigas, 2172 W. Eastwood, #2, Chicago, Illinois 60625, party of the second part, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

ARGYLE ARBOR

Unit 2611-1 in ~~ROCKWELL COURT~~ CONDOMINIUMS as delineated on a survey of the following described real estate:

LOTS 1 AND 2 IN BLOCK 1 IN SUBDIVISION OF LOTS 47, 48, 53 AND 54 OF THE SHACKFORD'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, which survey is attached to the Declaration of Condominium made by ROCKWELL COURT, Inc., recorded in the office of the Recorder of Deeds of Cook County, Illinois as Document No. 00779351 together with its undivided percentage interest in the common elements, in Cook County, Illinois.

PARCEL 2+

~~THE EXCLUSIVE RIGHT TO USE PARKING SPACE \_\_\_\_\_, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT \_\_\_\_\_.~~

"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 HAS WAIVED THEIR RIGHT OF FIRST REFUSAL.

P.I.N.: 13-12-414-016-0000

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise

and agree, to and with the party of the second part, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: Covenants, conditions, restriction of record, and public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 1998 and subsequent years.

Permanent Real Estate Number(s): 13-12-414-016-0000

Address(es) of Real Estate: 2611 W. Argyle, Unit 2611-1, Chicago, Illinois

IN WITNESS WHEREOF, said party of the first part 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, the day and year first above written.

City of Chicago  
Dept. of Revenue  
242235  
12/22/2000 11:17  
Batch 05029 2  
Real Estate  
Transfer Stamp  
\$1,455.00

Rockwell Court, Inc.

BY: \_\_\_\_\_  
President

ATTEST: \_\_\_\_\_  
Secretary

This instrument was prepared by: Phillip I. Rosenthal, 3700 W. Devon, #E, Lincolnwood, Illinois 60712

MAIL TO:  
Tina Zekich  
P.O. Box 110  
Orland Park, IL 60462

SEND SUBSEQUENT BILLS TO:  
Spiridoula Rigas  
2611 W. Argyle, #2611-1  
Chicago, Illinois 60625

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

STATE OF ILLINOIS )  
COUNTY OF COOK )

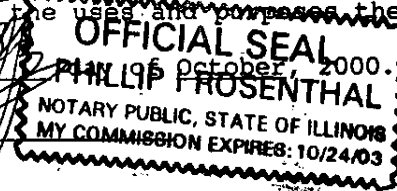
) ss.

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Wm Oshinski is personally known to me to be the President of Rockwell Court, Inc., an Illinois corporation, and Mina Oshinski is, 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 and caused the corporate seal of said corporation to be affixed thereto, 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 12 day of October, 2000.

Notary Public

Commission Expires: \_\_\_\_\_



COUNTY TAX  
COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
DEC. 22. 00  
REVENUE STAMP

868270000 #  
REAL ESTATE  
TRANSFER TAX  
0007000  
FP326670

FP326669  
0019400  
REAL ESTATE  
TRANSFER TAX

# 0000022402  
STATE OF ILLINOIS  
REAL ESTATE TRANSACTION TAX  
DEC. 22. 00  
STATE TAX