

# UNOFFICIAL COPY

4888/0084 36 005 Page 1 of 3  
2000-12-29 11:42:47  
Cook County Recorder 25.50

**WARRANTY DEED**  
Statutory (Illinois)  
(Corporation to  
Individual)

DEC 19 PM 3:32 00 DEC 28 AM 11:42



**COOK COUNTY  
RECORDER  
EUGENE "GENE" MOORE  
ROLLING MEADOWS**

Above Space for Recorder's Use Only

*6700935 1/4 jk*

THE GRANTOR, SCHILLACI/BIRMINGHAM DEVELOPMENT, 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 and 00/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, and pursuant to the authority given by its Board of Directors, CONVEYS and WARRANTS to CURTIS M. SMITH, the following described real estate situated in Cook County, Illinois; to wit:

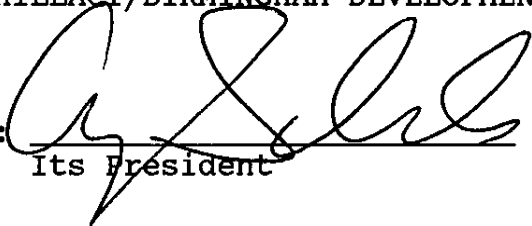
See Rider, attached hereto and made a part hereof.

SUBJECT TO: covenants, conditions, and restrictions of record; terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments thereto; public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; limitations and conditions imposed by the Condominium Property Act; general real estate taxes for the year 2000 and subsequent years; installments of regular assessments due after this date established pursuant to the Declaration of Condominium.

P.I.N. 14-20-421-015-000  
Address of real estate: 3223 North Racine - Unit 3  
Chicago, Illinois 60657

IN WITNESS WHEREOF, Schillaci/Birmingham Development, Inc., an Illinois corporation, has caused its corporate seal to be affixed hereunder and has caused its name to be signed to these presents by its President and attested by its Secretary, this 14th day of December, 2000.

SCHILLACI/BIRMINGHAM DEVELOPMENT, INC.

By:   
Its President

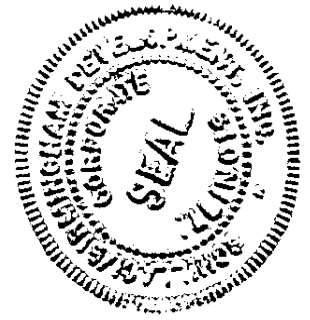
City of Chicago  
Dept. of Revenue  
241919  
12/19/2000 11:49 Batch 03742 21



Real Estate  
Transfer Stamp  
\$2,756.25

*3  
24*

ATTEST:



By: \_\_\_\_\_  
Its Secretary

STATE OF ILLINOIS     )  
                                  ) SS  
COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY THAT Anthony Schillaci, President of Schillaci/Birmingham Development, Inc., an Illinois Corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such President, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 14th day of December, 2000.

Jack A Arfa  
NOTARY PUBLIC

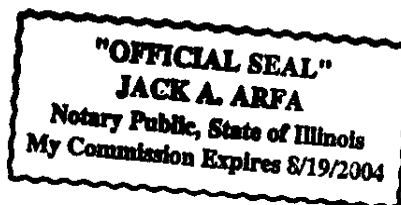


STATE OF ILLINOIS     )  
                                  ) SS  
COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY THAT Peter Birmingham, Secretary of Schillaci/Birmingham Development, Inc., an Illinois Corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Secretary, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, for the uses and purposes therein set forth; and the said Peter Birmingham did also then and there acknowledge that he, as custodian of the corporate seal of said corporation, did affix the said corporate seal of said corporation to said instrument as his own free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 14th day of December, 2000.

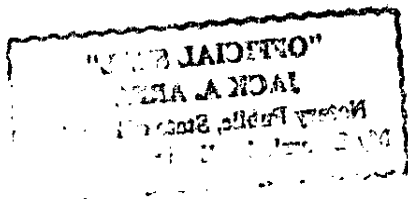
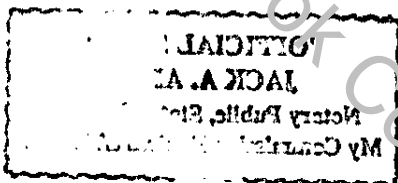
Jack A Arfa  
NOTARY PUBLIC



UNOFFICIAL COPY



Property of Cook County Clerk's Office



# UNOFFICIAL COPY

**PARCEL 1:**

UNIT 3 IN THE 3223 NORTH RACINE CONDOMINIUMS AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 00977844 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

THE RIGHT TO THE USE OF PARKING SPACE NUMBER P-3, A LIMITED COMMON ELEMENT, AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 00977844.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED THEREIN, 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, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.


This instrument was prepared by Jack A. Arfa, 77 West Washington Street, Suite 613, Chicago, Illinois 60602.

Send subsequent tax bills to Curtis M. Smith, 3223 North Racine, Unit 3, Chicago, Illinois 60657.

Mail to Kevin M. Cahill, 19 South LaSalle Street, Suite 802, Chicago, Illinois 60603.



STATE TAX  COOK COUNTY	STATE OF ILLINOIS	DEC.29.00	REAL ESTATE TRANSFER TAX
	# 0000003122	<del>0036750</del>	<del>FP351023</del>
			FP351023

COUNTY TAX  REVENUE STAMP	COOK COUNTY REAL ESTATE TRANSACTION TAX	DEC.29.00

# 0000003126	REAL ESTATE TRANSFER TAX
	<del>0018375</del>
	FP351014