

GEORGE E. COLE®
LEGAL FORMS

No. 804 REC
February 1996

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2001-01-08 13:34:05
Cook County Recorder 23.50

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



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Above Space for Recorder's use only

THE GRANTOR

Duke & Vern 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 the sum of ten (\$10.00) DOLLARS, and other good and valuable considerations

_____ in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to

Peter Kovats and Mary Kovats, husband and wife, *not in tenancy in common but in joint tenancy*
3323 N. Whipple
Chicago, IL 60618

(Name and Address of Grantee)

the following described Real Estate situated in the County of Cook in State of Illinois, to wit:
LOT 44 IN BLOCK 1 IN S.E. GROSS NORTHWEST ADDITION TO CHICAGO, BEING THE EAST $\frac{1}{2}$ OF THE NORTH $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE RAILROAD RIGHT OF WAY) IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 13-25-104-035

Address(es) of Real Estate: 2824 W. Fletcher, Chicago, IL

SUBJECT TO: covenants, conditions and restrictions of record, public and utility easements, special governmental taxes or assessments for improvements not yet completed, unconfirmed special Document No.(s) _____; and to General Taxes governmental taxes or assessments for 2000 and subsequent years.

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 _____ day of _____ November, ~~200~~ 2000.

Duke & Vern Development Group, Inc.

(Name of Corporation)

By [Signature]

President

Attest: [Signature]

President
Secretary

UNOFFICIAL COPY

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
JAN.-8.01
REVENUE STAMP

REAL ESTATE TRANSFER TAX
0004750
0000047750
FP326670

STATE TAX
STATE OF ILLINOIS
JAN.-8.01

REAL ESTATE TRANSFER TAX
0009500
0000022910
FP326669

GEORGE E. COLE
LEGAL FORMS

WARRANTY DEED
Corporation to Individual

TO

City of Chicago
Dept. of Revenue
240110
11/21/2000 13:36 Batch 03724 41
Real Estate Transfer Stamp
\$712.50

10018796

State of Illinois, County of Cook I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Mark Olszansky personally known to me to be the President of the Mark Mason corporation, and Mark Mason personally known to me to be

"OFFICIAL SEAL" the same persons whose names are subscribed to the foregoing instrument, appeared before me this day
SUSAN E. DAWN
Notary Public, State of Illinois
My Commission Expires 09/2003
NOTARIAL SEAL
HERE

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
Notary Public, State of Illinois
My Commission Expires 09/2003
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 16th day of November 2000
Commission expires 19
Susan Dawn
NOTARY PUBLIC

This instrument was prepared by Susan Dawn, Panter, Dawn & Associates, 70 W. Madison, #610, Chicago, IL (Name and Address)

MAIL TO: {
Lloyd E. Gussis (Name)
2524 N. Lincoln Ave. (Address)
Chicago, IL 60614 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
Peter and Mary Kovats (Name)
3323 N. Whipple (Address)
Chicago, IL 60618 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____