

3/4

UNOFFICIAL COPY

0010284439

1/17/0049 21 001 Page 1 of 4  
2001-04-10 10:35:24  
Cook County Recorder 27.50



Chicago Title Insurance Company

**WARRANTY DEED  
ILLINOIS STATUTORY  
(Corporation to Individual)**

**THE GRANTOR**, RPM Venture, 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, **CONVEY(S)** and **WARRANT(S)** to **MICHAEL C. FRYDMAN**, single, never married, 2036 N. Larrabee, #8102, Chicago, Illinois 60614 of the County of Cook, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

**SUBJECT TO:** real estate taxes not yet due and payable; the provisions of the Condominium Property Act; the Condominium Declaration and all amendments thereto, if any; covenants, conditions, and restrictions and building lines then of record; easements existing or of record; party wall rights and agreements, if any; applicable building and zoning laws, statutes, ordinances, and restrictions.

Permanent Real Estate Index Number(s): 17-06-419-026-0000, 17-06-419-027-0000  
Address(es) of Real Estate: 1656 West Augusta, Unit 2W, Chicago, Illinois 60622

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its President this 15th day of March, 2001.

RPM Venture, Inc.

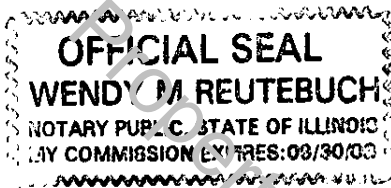
By Robert E. Soto  
Robert E. Soto  
President

**UNOFFICIAL COPY**

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 E. Soto, personally known to me to be the President of the RPM Venture, Inc., and personally known to me to be the President of said corporation, and personally known to me to be the same person(s) whose name(s) is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged severally that as such Robert E. Soto and President he 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 15th day of March, 2001



*Wendy M. Reutebuch* (Notary Public)

**Prepared By:** Michael R. Wolfe  
Berger, Newmark & Fenchel P.C.  
222 N. LaSalle St. #1900  
Chicago, Illinois 60601

**Mail To:**

Ronald L. Farkas  
Attorney At Law  
77 West Washington Street, Suite 707  
Chicago, Illinois 60602

**Name & Address of Taxpayer:**

Michael C. Frydman  
1656 West Augusta, Unit 2W  
Chicago, Illinois 60622

**LEGAL DESCRIPTION**

**Parcel 1.**

Unit No. 2W in the 1654-56 W. Augusta Condominiums as delineated on a survey of the following described real estate: Lot 14, (except the West 25.50 feet and the East 2.25 feet of the West 27.75 feet of the North 24.60 feet), and the West half of Lot 13 in Block 10 in the resubdivision of Blocks 10, 13, 14, 15, and 16 in Johnston's Subdivision of the East ½ of the Southeast ¼ of Section 6, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "B" to the Declaration of Condominium recorded as Document Number 00276784 together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

**Parcel 2.**

The (exclusive) right to the use of P-2, limited common element as delineated on the survey attached to the Declaration aforesaid recorded as Document Number 00276784.

Subject only to the following: (1) real estate taxes not yet due and payable; (2) the provisions of the Condominium Property Act; (3) the Condominium Declaration and all amendments thereto, if any; (4) covenants, conditions and restrictions and building lines then of record; (5) easements existing or of record; (6) party wall rights and agreements, if any; (7) acts done or suffered by Purchaser; (8) Purchaser's Mortgage; (9) matter over which the title company is willing to insure; (10) applicable building and zoning laws, statutes, ordinances, and restrictions.

**"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, AFORESAID, 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."**

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated March 7, 2001

Signature Wendy M. Reutebuch  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID Grantor  
THIS 7th DAY OF March,  
2001.

NOTARY PUBLIC \_\_\_\_\_

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated March 7, 2001

Signature Robert E. Soto  
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID Grantee  
THIS 7th DAY OF March,  
2001.

NOTARY PUBLIC Wendy M. Reutebuch



Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]