

UNOFFICIAL COPY

0010378410

2003/0033 03 001 Page 1 of 3

2001-05-07 14:12:33

Cook County Recorder

25.50



WARRANTY DEED

CORPORATION GRANTOR

① 2032189 MTC ALK

The Grantor, **SCHAEFER BUILDING CORP.**, 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, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, and

pursuant to the authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to **RAJESH MISRA** of **2155 W. Polk, #1, Chicago, IL 60612**, the following described real estate situated in the County of Cook and State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION RIDER FOR DEED

3m

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **TO HAVE AND TO HOLD** said premises.

PIN: 14-17-205-016 and 14-17-205-017

COMMONLY KNOWN AS: 827-35 W. LAWRENCE
UNIT 827-2S, CHICAGO, IL 60612

IN WITNESS WHEREOF, said Grantor has caused its name to be signed by these presents by its President and attested by its President, this 4th day of May, 2001.

**SCHAEFER BUILDING CORP.,
an Illinois corporation**

By:

Scott Schaefer
SCOTT SCHAEFER, President

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0010378410

This Instrument Prepared By:

HAL A. LIPSHUTZ
1120 W. BELMONT AVE.
CHICAGO, IL 60657-3313

Send subsequent tax bills to:

RAJESH MISRA
827-35 W. LAWRENCE, UNIT 827-2S
CHICAGO, IL 60613



MAIL TO: RICHARD D. RUSSO

1755 S. NAPERVILLE, #206, WHEATON, IL 60187

STATE OF ILLINOIS)

COUNTY OF COOK)

SS:

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



MAY -7.01

REVENUE STAMP

0000051891

REAL ESTATE
TRANSFER TAX

0007400

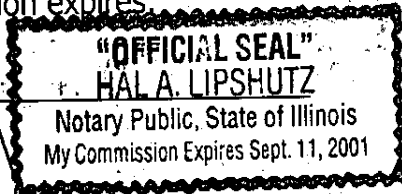
FP326670

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that **SCOTT SCHAEFER, PRESIDENT OF SCHAEFER BUILDING CORP., an Illinois corporation**, personally known to me to the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered such instrument as his own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal, this 4th day of May, 2001.

Notary Public

My commission expires:



STATE TAX

STATE OF ILLINOIS



MAY -7.01

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000825622

REAL ESTATE
TRANSFER TAX

0014800

FP326660

City of Chicago
Dept. of Revenue
250306



Real Estate
Transfer Stamp
\$1,110.00

05/07/2001 12:07 Batch 06541 29

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LEGAL DESCRIPTION RIDER FOR DEED

PARCEL 1: UNIT 827-2S IN THE LAWRENCE SHORES CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 3 AND 4 IN THE SUBDIVISION OF THE NORTH 4 ACRES OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0010283191 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-5, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0010283191.

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.

THIS DEED IS FURTHER SUBJECT TO: (a) general real estate taxes not due and payable at the time of Closing; (b) applicable zoning, building laws and ordinances; (c) the limitations and conditions imposed by the Act; (d) the limitations and conditions imposed by the Municipal Code of Chicago; (e) the Condominium Documents including all amendments and exhibits thereto; (f) covenants, conditions, declarations, restrictions and building lines of record; (g) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser, (h) encroachments, if any, as shown on the Plat of Survey to be attached as Exhibit "D" to the Declaration; (i) public utility easements; (j) installments due after Closing for assessments levied pursuant to the Declaration; (k) private easements; and (l) matters over which the title company has agreed to insure.

GRANTOR CERTIFIES THAT NOTICE OF INTENT AS REQUIRED BY SECTION 30 OF THE ILLINOIS CONDOMINIUM PROPERTY ACT WAS SERVED ON THE TENANTS AT THE PROPERTY AND THE TENANT OF THIS UNIT FAILED TO EXERCISE ITS RIGHT OF FIRST REFUSAL.

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