

WARRANTY DEED  
(Corporation to Individual)  
(Illinois)

2032442/CJ MTC-10P2



THIS AGREEMENT, made this 31st day of May, 2001 between ANE 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, party of the first part, and Kevin C. Chow, 510 W. Briar, #301, Chicago, Illinois 60657, 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, CONVEY AND WARRANT 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:

Unit 3N and ~~Parking Space~~ P#8 in KENMORE PLACE CONDOMINIUMS on a survey of the following described real estate:

LOT 20 IN BLOCK 7 IN ARGYLE, BEING A SUBDIVISION OF LOTS 1 AND 2 IN FUSSEY AND FENNIMORE'S SUBDIVISION OF THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 8, TOWNSHIP 40 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN WITH LOTS 1 AND 2 IN COLEHOUR AND CONNAROE'S SUBDIVISION OF LOT 3 IN SAID FUSSEY AND FENNIMORE'S SUBDIVISION, IN COOK COUNTY, ILLINOIS, which survey is attached to the Declaration of Condominium made by ANE DEVELOPERS, Inc., recorded in the office of the Recorder of Deeds of Cook County, Illinois as Document No. 0010356484 together with its undivided percentage interest in the common elements, in Cook County, Illinois.

"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.: 14-08-405-015-0000

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.

UNOFFICIAL COPY Real Estate

City of Chicago Dept. of Revenue Transfer Stamp

252323

\$1,770.00

06/04/2001 12:31 Batch 05031 31

Page 2 of 2  
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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 2001 and subsequent years.

Permanent Real Estate Number(s): 14-08-405-015-0000

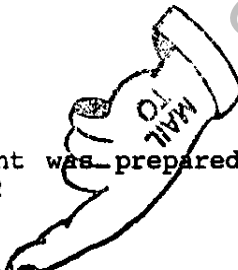
Address(es) of Real Estate: 5030-32 N. Kenmore, Unit 3N, Chicago, Illinois

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.

ANE DEVELOPMENT, Inc.

BY: Angel Rivera  
President

ATTEST: Nancy A. Rivera  
Secretary



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

MAIL TO:  
Genevieve Scanlon  
5443 N. Broadway  
Chicago, Illinois 60640

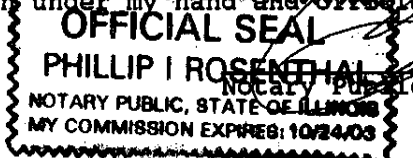
SEND SUBSEQUENT BILLS TO:  
Kevin Chow  
5030-32 N. Kenmore, Unit 3N  
Chicago, Illinois 60640

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

STATE OF ILLINOIS ) ss.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Angel Rivera is personally known to me to be the President of ANE DEVELOPMENT, Inc., an Illinois corporation, and Nancy Rivera 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 Angel Rivera President and Nancy Rivera 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 31 day of May, 2001.



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

STATE TAX  
STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE  
JUN -4.01

REAL ESTATE TRANSFER TAX  
0023600  
FP326660  
# 0000026198

COUNTY TAX  
COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
REVENUE STAMP  
JUN -4.01

REAL ESTATE TRANSFER TAX  
0011800  
FP326670  
# 0000053860