

UNOFFICIAL COPY

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2001-06-08 13:44:28
Cook County Recorder 25.50



2033082114/ra
WARRANTY DEED
ILLINOIS STATUTORY
(CORPORATION TO INDIVIDUAL)

THE GRANTOR, **MCM PROPERTIES, 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, CONVEYS AND WARRANTS to

A.

Charles Bailey

the following Real Estate situated in the County of Cook in the State of Illinois, to wit:

3m

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Address of Real Estate: UNIT(S) 1
2026-28 WEST PIERCE
CHICAGO, ILLINOIS 60622

Permanent Real Estate Index Number: 17-06-105-019

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 this 17th day of June, 2001.

MCM PROPERTIES, INC.,
an Illinois corporation

BY: [Signature]
Its President

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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 Krzysztof Karbowski, personally known to me to be the President of MCM PROPERTIES, INC., an Illinois 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 President he signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation, as his 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 7th day of June, 2001.

John E. Lovstrand
NOTARY PUBLIC



Prepared By:

John E. Lovstrand
PALMISANO & LOVSTRAND
79 West Monroe, Suite 826
Chicago, Illinois 60603

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
252793 \$2,865.00
06/08/2001 10:26 Batch 03515 16



Mail To:
Daniel C. Cole
~~525 West Monroe Street~~ Equity Residential
~~Suite 1800~~ 2 N. Riverside, Ste 400
Chicago, Illinois ~~60661-3593~~
60606

Name and Address of Taxpayer:
Charles Bailey
2026 West Pierce, Unit 1
Chicago, Illinois

FP 326669
0038200
REAL ESTATE TRANSFER TAX

0000028477
STATE OF ILLINOIS
JUN.-8-01
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

STATE TAX

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
JUN.-8-01
REVENUE STAMP

REAL ESTATE TRANSFER TAX
0019100
FP 326670

PARCEL 1:

UNIT 1 in 2026 W. Pierce Condominium, as delineated on a survey of the following described real estate:

Lots 19 and 20 in Block 1 in D. S. Lee's Addition to Chicago in Section 6, Township 39 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 0010439382, together with an undivided percentage interest in the common elements.

PARCEL 2:

The exclusive right of use Parking Space P-1, a Limited Common Elements as delineated on the Survey attached to the Declaration aforesaid recorded as Document 0010439382.

ADDRESS: UNIT 1, 2026-28 West Pierce, Chicago, Illinois

P. I. N. 17-06-105-019-0000

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 HAD NO RIGHT OF FIRST REFUSAL.

SUBJECT TO: (1) general real estate taxes not due and payable at the time of closing; (2) the Act and Code; (3) the Condominium Documents, including all amendments and exhibits thereto; (4) applicable zoning and building laws and ordinances; (5) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (6) utility easements, if any, whether recorded or unrecorded; (7) covenants, conditions, restrictions, encroachments and easements of record.*

*None of which shall in any way affect the use and occupancy of the Purchased Unit as a Single Family Residence.