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215/0050 45 001 Page 1 of 3

2001-05-14 08:50:24

Cook County Recorder

25.00



Chicago Title Insurance Company

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



0010400213

SA 2744013

advis ATIC

108 of MD

**THE GRANTOR**, SBR Enterprises, Inc., an Illinois Corporation, 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 David Drees

**(GRANTEE'S ADDRESS)** 718 Gordon Terrace #3, Chicago, Illinois 60657

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

**See Exhibit 'A' attached hereto and made a part hereof**

**SUBJECT TO:** covenants, conditions and restrictions of record, general taxes for the year 2000 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2000

Permanent Real Estate Index Number(s): 14-17-413-003; -004; -005  
Address(es) of Real Estate: 917 W Gordon Terrace, Unit #3, Chicago, Illinois 60613

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, and attested by its Secretary this 30th day of April, 2001.

SBR Enterprises, Inc., an Illinois Corporation

By Jeffrey Grinspoon  
President

Attest Jeffrey Grinspoon  
Secretary

CITY OF CHICAGO



MAY 10 2001

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000003916

REAL ESTATE TRANSFER TAX
0322500
FP 102805

**BOX 333-CTI**

3

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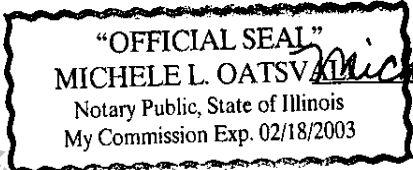
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STATE OF ILLINOIS, COUNTY OF Cook

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Jeffrey Grinspoon, personally known to me to be the President of the SBR Enterprises, Inc., an Illinois Corporation, and Jeffrey Grinspoon, personally known to me to be the Secretary of said corporation, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such Jeffrey Grinspoon and President 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 30<sup>th</sup> day of April 2001



Michele L. Oatsvall (Notary Public)

**Prepared By:** Jeffrey Sanchez  
55 W Monroe, Ste 3950  
Chicago, Illinois 60603

**Mail To:**  
Thomas Hitchcock  
120 S State St, Ste 803  
Chicago, Illinois 60603

10400213

**Name & Address of Taxpayer:**  
David Drees  
917 W Gordon Terrace, Unit #3  
Chicago, Illinois 60613

STATE TAX	STATE OF ILLINOIS MAY 10.01 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000008035	REAL ESTATE TRANSFER TAX 0043000 FP 102808
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COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX MAY 10.01 REVENUE STAMP	# 0000008043	REAL ESTATE TRANSFER TAX 0021500 FP 102802
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## LEGAL DESCRIPTION

PARCEL 1:

UNIT 917-3 IN THE TERRACE VIEW CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 AND 2 IN THE OWNERS DIVISION OF LOTS 18, 19 AND 20 (EXCEPT THE WEST 18.46 FEET THEREOF) IN THE SUBDIVISION OF BLOCK 8 IN BUENA PARK, A SUBDIVISION IN SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN ALSO

THE WESTERLY 40 FEET OF LOT 17 (THE EASTERLY LINE OF SAID WESTERLY 40 FEET TO BE PARALLEL WITH THE WESTERLY LINE OF SAID LOT 17) IN BLOCK 8 IN BUENA PARK, A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0010304948 DATED APRIL 16, 2001 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-1, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0010304948 DATED APRIL 16, 2001.

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.

The 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 Unit 917-3 has waived or has failed to exercise the right of first refusal.

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