

UNOFFICIAL COPY

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Cook County Recorder 23.50



0010425087

WARRANTY DEED  
(Corporation to Individual)  
(Illinois)

THIS AGREEMENT, made this 1  
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 Robert J. Ripperger,  
453 N. Business 35, #834, New  
Braunfels, TX 78130, party of  
the second part, the following  
described Real Estate situated in  
the County of Cook in the State  
of Illinois, to wit:

2032443  
MERCURY TITLE COMPANY, LLC-D  
107288Y

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 2S and Parking Space P-4 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. am

"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.

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City of Chicago  
Dept. of Revenue  
251233



Real Estate  
Transfer Stamp  
\$1,717.50

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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 2S, 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 Rivera  
Secretary

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

MAIL TO:

Helen Jensen  
200 W. Adams, #2500  
Chicago, Illinois 60606

SEND SUBSEQUENT BILLS TO:

Robert J. Ripperger  
5030-32 N. Kenmore, Unit 2S  
Chicago, Illinois 60640

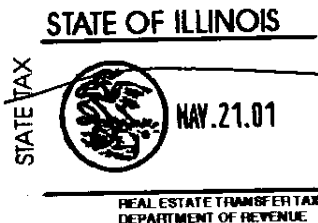
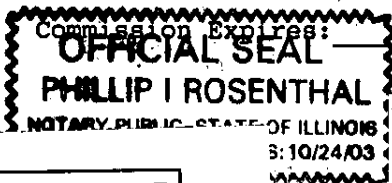
OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

STATE OF ILLINOIS ) ss.  
COUNTY OF COOK )

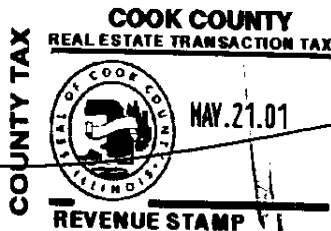
I, the undersigned, a Notary Public in and for the said County in the State aforesaid, DO HEREBY CERTIFY that ANGEL RIVERA is personally known to me to be the President of ANE DEVELOPMENT, Inc., an Illinois corporation, and Nancy Rivera is, personally known to me to be the Secretary of said corporation, 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 \_\_\_\_\_ President and \_\_\_\_\_ 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 1 day of May, 2001.

Phillip I. Rosenthal  
Notary Public



REAL ESTATE TRANSFER TAX
0022900
FP326669



REAL ESTATE TRANSFER TAX
0011450
FP326670

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# 0000027677

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