

GEORGE E. COLE® No. 804 REC
LEGAL FORMS December 1999

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2001-05-21 10:38:26
Cook County Recorder 27.00

SFS024099 ANA/ 21033 2130M

WARRANTY DEED
Statutory (Illinois)
(Corporation to Individual)



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THE GRANTOR

Hanover IV, 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 the sum of Ten and 00/100ths DOLLARS, and other good and valuable considerations _____ in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to

Therese McCabe
4949 North Hoyne #2
Chicago, Illinois 60625

(Name and Address of Grantee)

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

See Exhibit "A" attached hereto and made a part hereof.

BOX 333-CTI

Permanent Real Estate Index Number(s): 13-13-209-028-0000

Address(es) of Real Estate: 2613 West Leland, Units 2 and P-2, Chicago, Illinois

SUBJECT TO: covenants, conditions and restrictions of record, and to the items listed as Exhibit "B" hereto and made a part hereof.

Document No.(s) _____; _____; and to General Taxes

for 2000 and subsequent years. The tenant of Units 2 and P-2 has waived or has failed to exercise the right of first refusal.

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, and attested by its _____ Secretary, this _____ day of

_____ 20 01

Hanover IV, Inc.

(Name of Corporation)

Impress
Corporate Seal
Here

By Diane Bielefeld President

Attest: Diane Bielefeld Diane M. Bielefeld, President

Diane M. Bielefeld, Secretary

UNOFFICIAL COPY

WARRANTY DEED Corporation to Individual

GEORGE E. COLE
LEGAL FORMS

STATE TAX

STATE OF ILLINOIS



MAY. 17. 01

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000008447

REAL ESTATE
TRANSFER TAX

00235.00

FP 102808

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



MAY. 17. 01

REVENUE STAMP

0000008456

REAL ESTATE
TRANSFER TAX

00117.50

FP 102802

CITY TAX

CITY OF CHICAGO



MAY. 17. 01

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

1117000000

REAL ESTATE
TRANSFER TAX

01762.50

FP 102805

Hanover IV, Inc.

Therese McCabe

TO

State of Illinois, County of _____ ss. I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Diane M. Bielefeld personally known to me to be the _____ President of the Hanover IV, Inc.

OFFICIAL SEAL
BONNIE L. BROWN
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 6-22-2002

corporation, and Diane M. Bielefeld 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

IMPRESS
NOTARIAL SEAL
HERE

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 1st day of May 2001

Commission expires _____ 20 _____

NOTARY PUBLIC

This instrument was prepared by Shabsa A. Lis, P.C. 33 North Dearborn Street Chicago, IL
Peter L. Malix (Name and Address) Suite 500 60602

SEND SUBSEQUENT TAX BILLS TO:

MAIL TO:

(Name)
7104 W Addison
2613 West Leland, Unit 2
(Address)
Chicago, Illinois 60634
(City, State and Zip)

Hanover IV, Inc.
Diane M. Bielefeld (Name)
4329 North Richmond, Unit 3
Chicago, Illinois 60618

(Address)

OR RECORDER'S OFFICE BOX NO. _____ (City, State and Zip)

42452601

UNOFFICIAL COPY

STREET ADDRESS: 2613 West Leland Avenue
CITY: Chicago COUNTY: Cook
TAX NUMBER: 13 13 209 028 0000

LEGAL DESCRIPTION:

UNITS 2, AND P-2 IN LELAND CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 6 IN BLOCK 23 IN RAVENSWOOD GARDENS, A SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHEAST OF THE SANITARY DISTRICT RIGHT OF WAY (EXCEPT THE RIGHT OF WAY OF THE NORTHWESTERN ELEVATED RAILROAD, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B", TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0010248921, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT 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 LAND 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, IF ANY, OF UNIT(S) 2 and P-2 HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL; OR THE PURCHASER OF THE UNIT(S) WAS THE TENANT PRIOR TO THE CONVERSION OF THE BUILDING TO A CONDOMINIUM.

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