

UNOFFICIAL COPY

0010588204

3325/0303 07 001 Page 1 of 3
2001-07-03 14:41:14
Cook County Recorder 25.00



Chicago Title Insurance Company
WARRANTY DEED
ILLINOIS STATUTORY
(Corporation to Individual)

CR5500809 1081 CTI W 820

THE GRANTOR, TNT Development, Ltd., 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 Oleg Kushner and Elvira Kushner, husband and wife, not as joint tenants or tenants in common but as tenants by the entirety

(GRANTEE'S ADDRESS) 6253 N. Talman, Apt. 1, Chicago, Illinois 60659

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: general real estate taxes not yet due; covenants, conditions, and restrictions of record, including the Declaration of Covenants, Conditions, Restrictions and By-Laws for 5064 North Kimball Condominium Association, as amended from time to time; any utility easements of record; zoning and building laws and ordinances; party walls, if any; roads and highways, if any; and acts done or suffered by Purchaser.

Permanent Real Estate Index Number(s): 13-11-403-046-0000
Address(es) of Real Estate: 5064 N. Kimball, Unit 1, Chicago, Illinois 60625

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 13th day of October, 2000.

TNT Development, Ltd.

By Thong Tran
Thong Tran
President

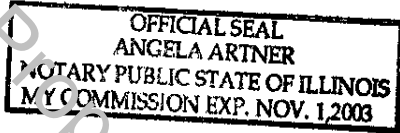
Attest Nga Nguyen
Nga Nguyen
Secretary

BOX 333-CTI

STATE OF ILLINOIS, COUNTY OF COOK **UNOFFICIAL COPY**

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Thong Tran, personally known to me to be the President of the TNT Development, Ltd., and Nga Nguyen, 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 Thong Tran 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.

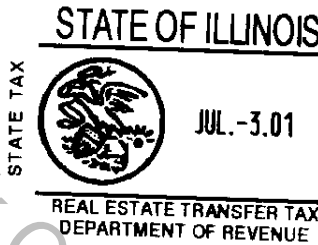
Given under my hand and official seal, this 11 day of October 16 2000



Angela Artner (Notary Public)

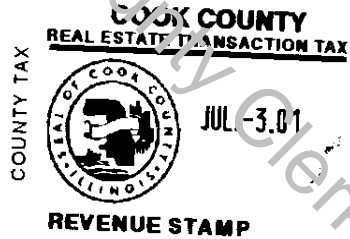
10588201

Prepared By: Daniel G. Lauer
1424 W. Division Street
Chicago, Illinois 60622-3322



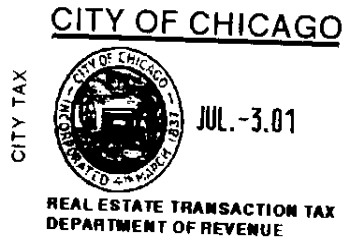
REAL ESTATE TRANSFER TAX
0019800
FP 102808

Mail To:
Stephen M. Waters, Esq.
180 N. Wacker Drive, Ste. 201
Chicago, Illinois 60606



REAL ESTATE TRANSFER TAX
0009900
FP 102802

Name & Address of Taxpayer:
Oleg Kushner and Elvira Kushner
5064 N. Kimball, Unit 1
Chicago, Illinois 60625



REAL ESTATE TRANSFER TAX
0148500
FP 102805

UNOFFICIAL COPY

Legal Description

PARCEL 1:

UNIT 2 IN THE 5064 NORTH KIMBALL CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE LOT 56 (EXCEPT THE NORTH 30.00 FEET) AND THE NORTH 20.53 FEET OF LOT 55 IN KRON'S SUBDIVISION OF THE EAST 1/2 OF BLOCKS 7 AND 10 IN JACKSON'S SUBDIVISION OF THE SOUTHEAST 1/4 IN SECTION 11, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00802390, AND AS AMENDED, 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, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER

00802390.

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.

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.

10588204

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Property of Cook County Clerk's Office