

0010608353

6/27/2001 9:56:00 AM Page 1 of 2
2001-07-10 14:29:46
Cook County Recorder 23.50

UNOFFICIAL COPY

WARRANTY DEED
203/821E MTC

THE GRANTOR Dunican Builders, Inc. an Illinois 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 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS in fee simple unto

Jay Rosenberg and Deborah Cohen, husband and wife of 2322 West Farrell, #1W, Chicago, Illinois 60645

not a joint tenants, not as tenants in common, but as tenants by the entirety all interest in the following described real estate in the County of Cook and State of Illinois, to wit:

See reverse hereof for Legal Description

Permanent Index Number: 17-06-459-004-0000
Address of Real Estate: 1113 North Wood, Unit 2
Chicago, Illinois 60622

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

TO HAVE AND TO HOLD said premises FOREVER.

Said Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the Grantor has caused its name to be signed by these presents by its Authorized Representative this 13 day of April, 2001.

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
255445 \$2,092.50
07/10/2001 11:34 Batch 05052 22



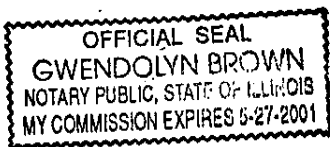
Dunican Builders, Inc.,
an Illinois corporation

By: [Signature]
Authorized Representative

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Paschal Dunican, Authorized Representative of Dunican Builders, Inc., personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act, and as the free and voluntary act of Dunican Builders, Inc., for the uses and purposes therein set forth.

Given under my hand and official seal, this 13 day of April, 2001.




Gwendolyn Brown
NOTARY PUBLIC
My commission expires on _____

UNOFFICIAL COPY

LEGAL DESCR

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX
JUL. 10. 01
REVENUE STAMP



0000057136

REAL ESTATE TRANSFER TAX
0013950
FP326670

PARCEL 1:

UNIT 2 IN THE 1113 NORTH WOOD CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 4 IN BLOCK 5 IN JOHNSTON'S SUBDIVISION IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF 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 NUMBER 0010215098, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-2 AND STORAGE SPACE S-2, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0010215098.

"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."

Subject to: (1) real estate taxes not yet due and payable; (2) applicable zoning, building laws and ordinances; (3) public utility easements; (4) private easements for pedestrian ingress and egress; (5) provisions of the Municipal Code of Chicago; (6) provisions of the Condominium Property Act of Illinois (the "Act"); (7) all rights, easements, restrictions, conditions and reservations of record or contained in the Declaration or reserved by The 1113 North Wood Condominium Association (the "Association") to itself and its successors and assigns, for the benefit of all Unit Owners at the Condominium; (8) encroachments, if any shown on the Plat of Survey attached to the Declaration; (9) assessments due to the Association after the Closing Date; and (10) such other matters as to which the Title Insurer commits to insure Grantee against loss or damage.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY.

Permanent Index Number: 17-06-409-004-0000
Address of Real Estate: 1113 North Wood, Unit 2, Chicago, Illinois 60622

This instrument was prepared by: Eileen C. Lally, One East Wacker Drive, Suite 2920, Chicago, Illinois 60601

STATE TAX



JUL. 10. 01

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

STATE OF ILLINOIS

0000027894

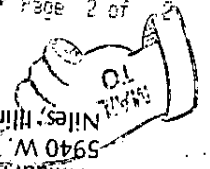
REAL ESTATE TRANSFER TAX
0027900
FP 326660

MAIL TO:
William Harrison, Esq.
5940 W. Touhy, #140
Niles, Illinois 60714

SEND SUBSEQUENT TAX BILLS TO:
Jay Rosenberg and Deborah Cohen
1113 North Wood, Unit 2
Chicago, Illinois 60622



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MAIL TO:
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5940 W. Touhy #140
Niles, Illinois 60714

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REAL ESTATE TRANSFER TAX	0027900	FP326660
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0000027894

STATE OF ILLINOIS



STATE TAX

JUL. 10. 01

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

This instrument was prepared by: Eileen C. Lally, One East Wacker Drive,
Suite 2920, Chicago, Illinois 60601

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COOK COUNTY
REAL ESTATE TRANSACTION TAX
JUL. 10. 01
REVENUE STAMP

COUNTY TAX

LEGAL DESCR:

PARCEL 1:

PARCEL 2: