

UNOFFICIAL COPY

0010745235

6/52/00 11 27 001 Page 1 of 2  
2001-08-14 08:53:57

Cook County Recorder 23.50



0010745235

**Special Warranty Deed**

Statutory (Illinois)  
Corporation to Individual

The GRANTOR, **European Development Corporation**, 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 (\$10.00), and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to

**Fernando Morales**, of 4421 N. St. Louis, Chicago, Illinois 60625

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

Unit 2E and P-2 in The 3558 W. Shakespeare Condominium as delineated on a Survey of the following described real estate: Lot 39 and the West 1/2 of Lot 40 in the Subdivision of the North 1/2 of the South 1/2 of the West 1/3 of the Northeast 1/4 of Section 35, Township 40 North, Range 13, East of the Third Principal Meridian, which Survey is attached as Exhibit "D" to the Declaration of Condominium recorded as Document No. 0010663160, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

to have and to hold said premises forever.

SUBJECT TO: General real estate taxes for 2001 and subsequent years.

Permanent Real Estate Index Number(s): 13-35-218-021-0000 (Affects underlying land)

Address(es) of Real Estate: 3558 W. Shakespeare Ave., Unit 2E, Chicago, Illinois 60647

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.

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 25th day of July, 2001.

EUROPEAN DEVELOPMENT CORPORATION

By: *Clarence Armas*  
President

Attest: *Clarence Armas*  
Secretary

1212778 1/3

ATGF INC

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State of Illinois )  
                          )  
                          ss.  
County of Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Marian Avram, personally known to me to be the President and Secretary, of European Development Corporation, and 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 as such President and Secretary, he 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 seal, this 25th day of July, 2001.




Commission expires: 12-8-2002

*Paul J. Kulas*  
\_\_\_\_\_  
Notary Public

This instrument prepared by: Law Offices of Kulas & Kulas, 2329 W. Chicago, Chicago, Illinois 60622

STATE TAX

**STATE OF ILLINOIS**



AUG.-8.01

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE


# 0000022558

**REAL ESTATE TRANSFER TAX**

00175.00

FP326652

**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX



AUG.-8.01

COUNTY TAX

REVENUE STAMP

# 0000022466


**REAL ESTATE TRANSFER TAX**

00087.50

FP326665



**CITY OF CHICAGO**



AUG.-8.01

CITY TAX

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE


# 0000017874

**REAL ESTATE TRANSFER TAX**

00900.00

FP326650

**CITY OF CHICAGO**



AUG.-8.01

CITY TAX

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000017875

**REAL ESTATE TRANSFER TAX**

00412.50

FP326650

Mail to:

David L. Goldstein, Esq.  
35 East Wacker Drive, Suite 1750  
Chicago, Illinois 60601-2201

Send subsequent tax bills to:

Fernando Morales  
3558 W. Shakespeare Ave., Unit 2E  
Chicago, Illinois 60647