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2001-08-27 13:57:54

Cook County Recorder

25.50

WARRANTY DEED  
ILLINOIS STATUTORY  
(CORPORATION TO INDIVIDUAL)



2031552 MTC

Folio 0

THE GRANTOR, **Grand Court Development 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, 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 Dean DeFranco

Address: 4306 North Keystone Unit 202, Chicago, Illinois 60634  
the following 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

Address of Real Estate: **UNIT(S) 202 & P-4**  
**4306 N. Keystone Ave.**  
**CHICAGO, ILLINOIS 60641**

Permanent Real Estate Index Number: 13-15-404-025-0000  
13-15-404-026-0000

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 17th day of August, 2001.

**GRAND COURT DEVELOPMENT CORPORATION,**  
an Illinois corporation

BY: [Signature]  
Its President

ATTEST: [Signature]  
Its Secretary

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that SILVESTRE FANTAUZZO, personally known to me to be the President of GRAND COURT DEVELOPMENT CORPORATION, an Illinois corporation, and MARIA FANTAUZZO, 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, 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 17th day of August, 2001.




*[Signature]*  
NOTARY PUBLIC

Prepared By:  
Steven E. Moltz  
LAW OFFICES OF STEVEN E. MOLTZ  
79 West Monroe, Suite 826  
Chicago, Illinois 60603

City of Chicago  
Dept. of Revenue  
259369  
08/27/2001 10:27 Batch/05331 10

Real Estate  
Transfer Stamp  
\$731.50



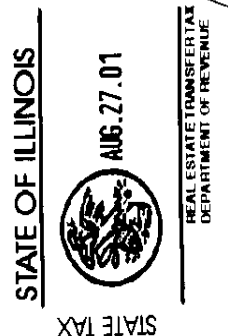
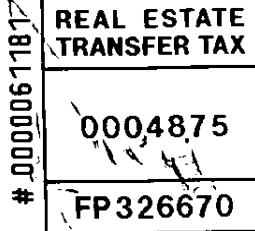
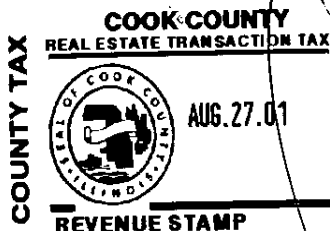
Mail To:  
Gary Cooke  
333 N. Michigan #1320  
Chicago, IL 60601



REAL ESTATE TRANSFER TAX	00097.50	FP326669
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Name and Address of Taxpayer:

Dean DeFranco  
4306 North Keystone, Unit 202  
Chicago, Illinois 60634



# 000031590

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UNITS 202 AND ~~PARKING UNIT~~ P-4 IN 4306 N. KEYSTONE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 22 IN BLOCK 6 OF HUNTING AND OTHERS SUBDIVISION OF THE WEST 662 FEET OF THE EAST 1116 FEET OF THE NORTH 660 FEET WEST OF ELSTON ROAD IN THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0001013085, TOGETHER WITH AN UNDIVIDED PERCENTAGE IN THE COMMON ELEMENTS.

UNIT 202  
ADDRESS: 4306 N. KEYSTONE AVE., CHICAGO, ILLINOIS 60641

P.I.N. 13-15-404-025-0000, 13-15-404-026-0000

SUBJECT TO: (1) general real estate taxes not due and payable at the time of closing; (2) the Declaration of Condominium recorded December 27, 2000 as Document number 0001013085 including all amendments and exhibits thereto, the same as though the provisions of said Declaration were recited and stipulated at length herein; (3) applicable zoning and building laws and ordinances; (4) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (5) utility easements, if any, whether recorded or unrecorded; (6) covenants, conditions, restrictions, encroachments and easements of record.

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 THE UNIT HAD NO RIGHT OF FIRST REFUSAL.

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