

WARRANTY DEED

UNOFFICIAL COPY

GRANTOR(S), POLK CONDOMINIUM PARTNERSHIP,
AN ILLINOIS GENERAL PARTNERSHIP, by its sole
partners: Dome Designers, Inc., an Illinois Corporation and
Hadi Talaefard of the City of Clarendon Hills, County of DuPage,
State of Illinois, for the consideration of Ten and No/100 (\$10.00)
DOLLARS, and other good and valuable consideration in
hand paid, CONVEYS AND WARRANTS to the GRANTEE(S)
MICHAEL P. GRANEY, of Chicago, Illinois, the following
described real estate, to wit:



PARCEL 1: UNIT 3 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON
ELEMENTS IN POLK STREET CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION
RECORDED AS DOCUMENT NO. 0010671271, IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF
SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK
COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P-3, A LIMITED
COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND
SURVEY ATTACHED THEREIN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 16-13-415-017 Vol. 559 (Affects Underlying Land)
Address(es) of Real Estate: Unit 3, 2413 W. Polk Street, Chicago, IL 60612

2UP

There were no tenants as this is new construction.

BIT 429770 1/2 m

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, 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 the following "permitted exceptions" if any: (a) General Real Estate Taxes not due and payable as of July
27, 2001; (b) Building lines and Easement lines; (c) Covenants, conditions and restrictions of record; hereby releasing
and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, TO HAVE AND
TO HOLD, said premises, forever.

DATED 1st day of July, 2001

POLK CONDOMINIUM PARTNERSHIP, AN ILLINOIS PARTNERSHIP

DOME DESIGNERS, INC.

HADI TALAEFARD

BY: Jamshid Jahedi, President
JAMSHID JAHEDI, PRESIDENT

x Hadi Talaefard
HADI TALAEFARD

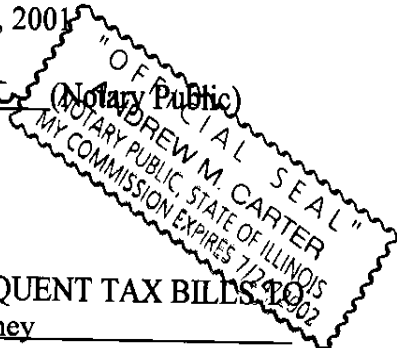
BEING THE SOLE PARTNERS OF POLK CONDOMINIUM PARTNERSHIP, AN ILLINOIS PARTNERSHIP.

UNOFFICIAL COPY

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that **Jamshid Jahedi and Hadi Talaefard**, respectively, being the sole partners of Polk Condominium Partnership, an Illinois Partnership, personally known to me to be the same person whose names are subscribed to the foregoing instrument as such Jamshid Jahedi, President of Dome Designers, Inc. and Hadi Talaefard, appeared before me this day in person, and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act, and as the free and voluntary act of the Partnership, for the uses and purposes therein set forth.

Given under my hand and official seal, this 27th day of July, 2001


Andrew M. Carter




This instrument was prepared by
Andrew M. Carter, Esq., 1607 E. Taft, Wheaton, IL 60187


MAIL RECORDED INSTRUMENT TO:
Mark R. Valley
10 S. LaSalle Street, Suite 903
Chicago, IL 60603

SEND SUBSEQUENT TAX BILLS TO:
Michael P. Graney
2413 W. Polk Street, Unit 3
Chicago, IL 60012

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CITY OF CHICAGO ★
REAL ESTATE TRANSACTION TAX ★
DEPT. OF REVENUE JAN - 2'01 ★
PB. 11191 ★  ★
768.75 ★

★ ★ ★ ★ ★
0 5 2 2 8 0
CITY OF CHICAGO ★
REAL ESTATE TRANSACTION TAX ★
DEPT. OF REVENUE JAN - 2'01 ★
PB. 11191 ★  ★
768.75 ★

3 3 9 4 3
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
★ ★ ★ ★ ★
JAN 2'01 DEPT. OF REVENUE
PB. 11178 205.09

0 9 9 7 9 2
Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP JAN - 2'01 
PB. 11421 102.50