

UNOFFICIAL COPY

0011020781

00000111 08 001 Page 1 of 3

2001-10-31 14:30:15

Cook County Recorder

25.50

W35453 MTC
Tmn 1001
WARRANTY DEED



0011020781

MAIL TO:

LES Stanczak



700 W. Van Buren #1001

Chicago IL 60607

SEND TAX BILLS TO:

LES Stanczak

700 W. Van Buren #1001

Chicago, IL 60607

THE GRANTOR, 700 W. VAN BUREN II, LLC, a Delaware limited liability company, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN DOLLARS AND 00/100 in hand paid, CONVEYS and WARRANTS to ELIZABETH STANCZAK, of 420 S. Clinton, Unit 615, Chicago, Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

AGATHA STANCZAK
+ LES STANCZAK, not as

Handwritten initials

PARCEL 1: tenants in common, but as joint tenants with rights of survivorship.
UNIT 1001 IN THE 700 W. VAN BUREN CONDOMINIUM ASSOCIATION,
AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

3m

LOTS 5 TO 8 IN MICAJAM GLASSCOCK'S SUBDIVISION OF LOTS 8 TO 12 IN BLOCK 21 IN THE SCHOOL SECTION ADDITION IN SECTION 16, 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 0010777255 AND AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE NUMBER 28, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0010777255 AND AMENDED FROM TIME TO TIME.

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Property of Cook County Clerk's Office

THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL.

"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENT 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: real estate taxes not yet due and payable; special taxes or assessment for improvements not yet completed and other assessments or installments thereof not due and payable at the time of the Closing; applicable zoning and building laws or ordinances; the Declaration including any and all exhibits thereto and amendments thereof as permitted by the Declaration and the Act; provision of the Act; easements, covenants, conditions, agreements, building lines and restrictions of record which do not materially affect the use of the Premises as a single-family residence; acts done or suffered by Buyer, or anyone claiming, by, through or under Buyer; and liens, encroachments and other matters as to which the Title insurer commits to insure Buyer against loss or damage.


hereby releasing and waiving all rights under an by virtue of the Homestead Exemption Laws of the State of Illinois, TO HAVE AND TO HOLD said premises forever.

Permanent Real Estate Index Number: 17-16-117-018-0000 and 17-16-117-019-0000

Address of Real Estate: 700 W. VAN BUREN, UNIT 1001, CHICAGO, ILLINOIS

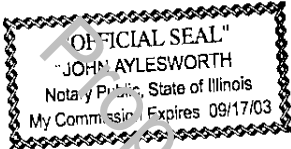
DATED this 19 day of October, 2001

700 W. VAN BUREN II, LLC, a Delaware limited liability company

BY:  Its Managing Member

STATE OF ILLINOIS, COUNTY OF COOK ss. I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that KEITH KEATING, Managing Member, 700 W. VAN BUREN II, LLC, a Delaware limited liability company, is 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 the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 19th day of October, 2001.



[Signature]
Notary Public

This instrument prepared by: MULRYAN AND YORK, Attorneys at Law, 3442 N. Southport, Chicago, Illinois 60657

City of Chicago
Dept. of Revenue
264241
10/31/2001 10:18 Batch 05038 5



Real Estate
Transfer Stamp
\$1,935.00

STATE TAX
STATE OF ILLINOIS
OCT. 31.01
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE



0000032824

REAL ESTATE
TRANSFER TAX
0025800
FP326660

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
OCT. 31.01
REVENUE STAMP



0000065947

REAL ESTATE
TRANSFER TAX
0012900
FP326670