

UNOFFICIAL COPY

0011039672

0608/0215 45 001 Page 1 of 3
2001-11-06 12:19:05
Cook County Recorder 25.00

WARRANTY DEED
ARTHUR PARK CONDOMINIUMS



0011039672

THIS DEED, made as of this 31st day of October, 2001, between ARTHUR SEELEY, LLC, an Illinois limited liability company, validly existing and duly authorized to transact business in the State of Illinois, having an address of 5868 North Broadway, Chicago, Illinois 60660 ("Grantor"), and MATTHEW/GRAHAM

O.

("Grantee")

WITNESSETH, that the Grantor, for an in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, by these presents conveys and warrants unto the Grantee the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

Legal description rider attached and incorporated herein by this reference

Address of Real Estate/Unit Reference: Unit # 2021-2
2021-2025 W. Arthur
5447-6449 N. Seeley
Chicago, Illinois 60645

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Permanent Real Estate Index Number: 113E-319-001-0000

Subject to taxes not yet due and payable and all easements, covenants and restrictions of record, public and utility easements and the provisions of the attached rider.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed as of the day and year first above written.

ARTHUR SEELEY, LLC, an Illinois limited liability company

By: I.M. Shihadeh
Ibrahim M. Shihadeh, Manager

1910321

This instrument was prepared by J. Joseph Little, Esq.
One East Wacker Drive #2222
Chicago, Illinois 60601

Upon recording mail to:

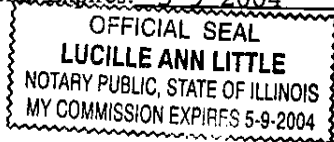
Send subsequent tax bills to:
Matthew Graham
2021-2 W. Arthur
Chicago, Illinois 60645

CENTENNIAL TITLE INCORPORATED

State of Illinois, County of Cook, SS. I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Ibrahim M. Shihadeh, is the Manager of ARTHUR SEELEY, LLC, an Illinois limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me in person and acknowledged that he signed, sealed and delivered the said instrument as the Manager of said Company voluntary act and as the free and voluntary act of said Company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 31st day of October, 2001.

Commission Expires: 5-9-2004



Lucille Ann Little
Notary Public

BOX
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Property of Cook County Office

STATE TAX

STATE OF ILLINOIS

NOV.-5.01

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0010017849

REAL ESTATE TRANSFER TAX
0016250
FP 102808

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX

NOV.-5.01

REVENUE STAMP

0000017876

REAL ESTATE TRANSFER TAX
0008125
FP 102807

CITY TAX

CITY OF CHICAGO

NOV.-5.01

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000009165

REAL ESTATE TRANSFER TAX
0121875
FP 102805

27893011

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EXHIBIT A

LEGAL DESCRIPTION RIDER ATTACHED TO ARTHUR PARK CONDOMINIUMS

Address of Property: 2021-2025 West Arthur Avenue
6447-6449 North Seeley Avenue
Chicago, Illinois

UNIT NUMBER 2021-2 IN THE ARTHUR PARK CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 165 AND 166 IN ARTHUR AVENUE SUBDIVISION OF 26 ACRES IN THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 4, 1922 AS DOCUMENT 7366967, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0010427963; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

THE TENANT OF UNIT 2021-2 HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

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.

PROPERTY ADDRESS/UNIT REFERENCE: 2021-2 W. Arthur
Chicago, Illinois 60645

PERMANENT INDEX NUMBER: 11-31-319-001-0000

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