

UNOFFICIAL COPY

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9322/0347 45 001 Page 1 of 3  
2001-12-04 11:45:27  
Cook County Recorder 25.00



Chicago Title Insurance Company

WARRANTY DEED  
ILLINOIS STATUTORY  
(Corporation to Individual)



no dbb on

THE GRANTOR, JL Financing & Development, Inc., 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, CONVEY(S) and WARRANT(S) to John Phillips

(GRANTEE'S ADDRESS) 1357 W. Fillmore, Unit A, Chicago, Illinois 60607

of the County of Cook, the following described 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

SUBJECT TO: general real estate taxes not yet due; covenants, conditions, and restrictions of record, including the Declaration of Covenants, Conditions, Restrictions and By-Laws for the Condominium Association, as amended from time to time; any utility easements of record; zoning and building laws and ordinances; party walls, if any; roads and highways, if any; acts done or suffered by Purchaser; and Seller's right to enter the Condominium to complete construction.

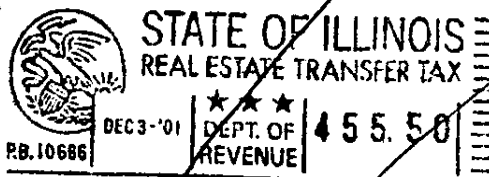
Permanent Real Estate Index Number(s): 17-07-215-034-0000, 17-07-215-035-0000  
Address(es) of Real Estate: 1622-24 W. Ontario, Unit 2E, Chicago, Illinois 60622

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its President this 19th day of November, 2001.

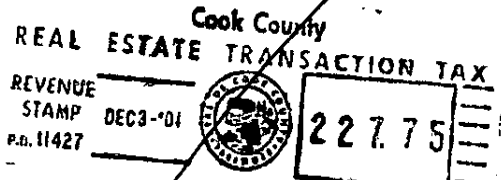
JL Financing & Development, Inc.

By Maria J. Whipple  
Maria J. Whipple  
President

COOK CO. NO. 018  
316074



344365



BOX 333-CTT

CR550102

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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 Maria J. Whipple, personally known to me to be the President of the JL Financing & Development, Inc., and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such President she 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 her 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 19th day of November 2001



(Notary Public)

11137561

**Prepared By:** Daniel G. Lauer  
1424 W. Division Street  
Chicago, Illinois 60622

**Mail To:**

Patrick Powers, Esq.  
19 S. LaSalle, Suite ~~400~~ 507  
Chicago, Illinois 60603

**Name & Address of Taxpayer:**

John Phillips  
1622-24 W. Ontario, Unit 2E  
Chicago, Illinois 60622

**CITY OF CHICAGO**



DEC. -4.01

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000009792

|                                     |
|-------------------------------------|
| <b>REAL ESTATE<br/>TRANSFER TAX</b> |
| 034 1625                            |
| FP 102805                           |

Property of Cook County Clerk's Office

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EXHIBIT 'A'

## Legal Description

### PARCEL 1:

UNIT 2E IN THE 1622-24 WEST ONTARIO CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 33 AND 34 IN C. J. HULL'S SUBDIVISION OF THE SOUTH 1/2 OF BLOCK 16 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0011042857, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-3, LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0011042857.

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.

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