

WARRANTY DEED
Statutory (ILLINOIS)
(Corporation to Individual)

UNOFFICIAL COPY

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9772/0300 45 001 Page 1 of 2
2001-12-21 14:50:38
Cook County Recorder 23.00



0011219257

The Grantor, H. K. DECORATING, INC., an Illinois corporation, created and existing and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for the consideration of Ten (\$10.00) dollars CONVEYS and WARRANTS to

PATRICK VANDEN HEUVEL, of 2145 N Dayton, Chicago IL

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: See attached legal description.

SUBJECT TO: See attached legal description

Permanent Real Estate Index Number: 17-06-430-017-0000

Address of Real Estate: 884 North Paulina Avenue, Unit 1 Chicago, Illinois 60622

Dated this 28th day of March, 2001.

H. K. DECORATING, INC.

By: Kazimiera Cieslak (seal)
KAZIMIERA CIESLAK, President

7966193 PA-North CTIC

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that KAZIMIERA CIESLAK, President of H. K. DECORATING, INC., an Illinois corporation, personally 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, as such President, she signed, sealed and delivered the said instrument 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 of that corporation, for the uses and purposes therein set forth, including the release and waiver of the right of ~~her~~ ^{her} ~~instead~~.

Given under my hand and official seal, this 28th day of March, 2001
Commission Expires 9/8/2001
John Rutkowski
NOTARY PUBLIC

OFFICIAL SEAL
JOHN RUTKOWSKI
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 9/8/2001

This instrument was prepared by Gael Morris, Esquire, of Lawrence & Morris, 2835 North Sheffield, Suite 232, Chicago, Illinois 60657

MAIL TO:

CARL R. MATTES
234 N. PLUM GROVE RD
PALATINE, IL 60067

SEND SUBSEQUENT TAX BILLS TO:

PATRICK VANDEN HEUVEL
884 N. PAULINA AVE, UNIT 1
CHICAGO, IL 60622

BOX 333-CTI

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LEGAL DESCRIPTION:

UNIT 1 IN THE 884 NORTH PAULINA CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE NORTH 1/2 OF LOT 9 IN BLOCK 19 IN JOHNSTON'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT D TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0010313089 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-1, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0010313089.


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Subject only to the following: (i) nondelinquent real estate taxes; (ii) applicable zoning, planned development and building laws and ordinances and other ordinances or record; (iii) encroachments onto the Property, if any; (iv) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (v) covenants, conditions, agreements, existing leases on the common elements, building lines and restrictions of record; (vi) easements recorded at any time prior to Closing, including any easements established by or implied from the Declaration or amendments thereto and any easements provided for in any plat or subdivision of the Project which may hereafter be recorded; (vii) terms, conditions and restrictions of the Declaration; (viii) roads or highways, if any; (ix) Purchaser's mortgage, if any; (x) limitations and conditions imposed by the Condominium Property Act of the State of Illinois; and (xi) liens, encroachments and other matters over which "Title Company" is willing to insure at Seller's expense.

Grantor also hereby grants to the Grantee, its successors and assigns, all 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.

There was no tenant in this unit.

COUNTY TAX		COOK COUNTY	
		REAL ESTATE TRANSACTION TAX	
		DEC. 20. 01	
		# 0000020114	
			REAL ESTATE TRANSFER TAX
			0019900
			FP 102802

STATE TAX		STATE OF ILLINOIS	
		DEC. 20. 01	
		REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	
		# 0000020075	
			REAL ESTATE TRANSFER TAX
			0039800
			FP 102808

CITY TAX		CITY OF CHICAGO	
		DEC. 20. 01	
		REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	
		# 0000010142	
			REAL ESTATE TRANSFER TAX
			0298500
			FP 102805