

UNOFFICIAL COPY

WARRANTY DEED
Statutory (ILLINOIS)
(Individual to Individual)



00153367

GRANTOR(S)
WINNEBAGO PROPERTIES, INC.,
an Illinois corporation, a corporation
created and existing by virtue of the laws
of the State of Illinois for and in
consideration of Ten Dollars (\$10.00)
and other good and valuable consideration
in hand paid, CONVEY(S) and
WARRANT(S) to the grantee(s),
JOSE FREYER
21800 Foxhaven
Waukesha, WI

00153367

1766/0868 04 001 Page 1 of 2
2000-03-02 11:05:17
Cook County Recorder 23.50

(The Above Space for Recorder's Use)

to have and to hold, 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.

Dated this 23 day of FEBRUARY, 2000.

WINNEBAGO PROPERTIES, INC.

Andrew Hershoff
ANDREW HERSHOFF, President

Jerry Cedici
JERRY CEDICI, Secretary

Permanent Real Estate Index Number(s): 14-31-308-053-0006

Address(es) of Real Estate: Unit 3S, P-6 & PO-5, 1865-69 N. Winnebago, Chicago, IL 60622

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Andrew Hershoff, President and Jerry Cedici, Secretary, of Winnebago Properties, Inc., personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notary seal, this 23rd day of February, 2000.

Michelle A. Nuccio
NOTARY PUBLIC

FP326670
0014000
REAL ESTATE
TRANSFER TAX

REVENUE STAMP
MAR -1.00
COOK COUNTY
REAL ESTATE TRANSACTION TAX
COUNTY TAX

"OFFICIAL SEAL"
MICHELLE A. NUCCIO
Notary Public, State of Illinois
My Commission Expires 10/08/02

City of Chicago
Dept. of Revenue
221077



Real Estate
Transfer Stamp
\$2,100.00

02/28/2000 14:03 Batch 01886 122

UNIT 3S AND P-6 AND PO-5 IN THE WINNEBAGO STATION CONDOMINIUM ASSOCIATION, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 13, 14 AND 15 (EXCEPT THE NORTHEASTERLY 27 1/2 FEET OF SAID LOTS 13, 14, AND 15), IN BLOCK 12 IN PIERCE'S ADDITION TO HOLSTEIN, A SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 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 OWNERSHIP RECORDED DECEMBER 27, 1999 AS DOCUMENT NO. 09195631 IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME.

The Units are new construction and there is no tenant 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 though the provisions of said Declaration were recited and stipulated at length herein.

This deed is subject to:

1. Real estate taxes not yet due and payable and for subsequent years;
2. The Declaration;
3. Public and utility easements;
4. Covenants, conditions, restrictions of record as to use and occupancy;
4. Applicable zoning and building laws, ordinances and restrictions;
6. Roads and highways, if any;
7. Provisions of the Condominium Property Act of Illinois;
8. Installments due after the date of closing of assessments established pursuant to the

Declaration; and

9. Acts done or suffered by the Purchaser.

Mail-to:

Mary York
3442 N. Southport
Chicago, IL 60657

FP326660
0028000
REAL ESTATE TRANSFER TAX

0000008888

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

STATE OF ILLINOIS
MAR.-1.00

STATE TAX

Sent Subsequent Tax Bills to:

Jose R. Frayre, 1865 N. Winnebago,
Chicago IL 60622