

UNOFFICIAL COPY

00171022

WARRANTY DEED
Statutory (ILLINOIS)
(Individual to Individual)



109/0195 11 001 Page 1 of 3
2000-03-09 14:28:20
Cook County Recorder 25.50

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),

J.B. Julie Baginski → E.
400 N. McClurg
Chicago, IL 60611

(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): 14-31-308-053-0000

Address(es) of Real Estate: Unit 2S & P-7, 1865-69 N. Winnebago, Chicago, IL 60622

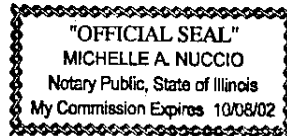
STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

AC198112/M/1062

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 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.

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

Michelle A. Nuccio
NOTARY PUBLIC



City of Chicago
Dept. of Revenue
221743



Real Estate
Transfer Stamp
\$1,897.50

03/08/2000 14:13 Batch 01890 30

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX	00125.00	FP 326670
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0000019489

COOK COUNTY
REAL ESTATE TRANSACTION TAX

WAR. - 9.00



REVENUE STAMP

REAL ESTATE TRANSFER TAX	00250.00	FP 326660
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0000009507

STATE OF ILLINOIS

WAR. - 9.00



STATE TAX

DEPARTMENT OF REVENUE
REAL ESTATE TRANSACTION TAX

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EXHIBIT A

00171022

UNIT 2S AND P-7 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 ½ FEET OF SAID LOTS 13, 14, AND 15), IN BLOCK 12 IN PIERCE'S ADDITION TO HOLSTEIN, A SUBDIVISION OF THE NORTH ½ OF THE SOUTHWEST ¼ 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 unit is new construction, 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:

Robert Rotman
180 N. LaSalle
Chicago, IL 60601

Sent Subsequent Tax Bills to:

Julie Baginski

1865 N. Winnebago #25 Chicago, IL 60647

Prepared By: David Chaiken, Esq., 200 W. Madison, #1950, Chicago, Illinois 60606