

UNOFFICIAL COPY

0020108583

1504/0005 45 001 Page 1 of 3  
2002-01-28 08:52:26  
Cook County Recorder 25.00

0020108583  
WARRANTY DEED  
Statutory (Illinois)  
(Corporation to Individual)

THE GRANTOR

WILSON MANOR, LTD., AN ILLINOIS CORPORATION

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 the sum of TEN (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to:

Kevin Heubusch  
5174 N. Paulina #1S  
Chicago, IL 60640



0020108583

the following described Real Estate situated in the County of Cook in State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Real Estate Index Number(s): 13-13-118-007-0000

Address(es) of Real Estate: 4542 N. Albany #1, Chicago, IL 60625

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Chairman this 18 day of October, 2001.

Wilson Manor, Ltd.

(Name of Corporation)

By

*Ray J. Lyons Chairman*

BOX 333-CTT

3  
MAS

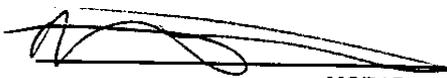
# UNOFFICIAL COPY

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 George J. Cyrus personally known to me to be the Chairman of Wilson Manor, Ltd. corporation, and 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 Chairman he signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation, as his free and voluntary act, as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

KATHERINE M. STEFFES  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 4/27/2002

Given under my hand and official seal, this 18 day of October, 2001

Commission expires 4/27/2002

  
NOTARY PUBLIC

This instrument was prepared by Katherine Steffes 2476 W. Estes #2, Chicago, IL 60645  
(Name and Address)

Dale Daemicke  
Name

SEND SUBSEQUENT TAX BILLS TO:

MAIL  
TO:

1249 Waukegan Rd.  
Address

Kevin Heubusch  
Name

Glenview, IL 60025  
City, State and Zip

4542 N Albany, #1  
Address

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

Chicago IL 60625  
City, State and Zip

20108583

STATE TAX	STATE OF ILLINOIS  JAN. 24. 02 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000021672	REAL ESTATE TRANSFER TAX 0014950 FP 102808
-----------	---	--------------	--

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX  JAN. 24. 02 REVENUE STAMP	# 0000021731	REAL ESTATE TRANSFER TAX 0007475 FP 102802
------------	--	--------------	--

CITY TAX	CITY OF CHICAGO  JAN. 24. 02 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 0000010830	REAL ESTATE TRANSFER TAX 0112125 FP 102805
----------	---	--------------	--

10-18-01

# UNOFFICIAL COPY

UNIT NUMBER 4542-1 IN THE WILSON MANOR CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:  
LOTS 8 AND 9 IN BLOCK 49 IN NORTHWEST LAND ASSOCIATION SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE RIGHT OF WAY OF THE NORTHWESTERN ELEVATED RAILROAD), IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 26, 2001 AS DOCUMENT NUMBER 10069253; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

THE TENANT OF UNIT 4542-1 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.

SUBJECT ONLY TO THE FOLLOWING: Declaration of Condominium; provisions of the Condominium Property Act of Illinois; General taxes for 2001 and subsequent years; building lines and building and liquor restrictions of record; zoning and building laws and ordinances; private, public and utility easements; public roads and highways; installments due after the date of closing of assessments established pursuant to the Declaration of Condominium; covenants and restrictions of record as to use and occupancy; party wall rights and agreements, if any; Purchaser's mortgage or trust deed, if any; acts done or suffered by or through the Purchaser.

20108583