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0020223297

2/24/0023 07 001 Page 1 of 4  
2002-02-26 09:50:25  
Cook County Recorder 27.00

Warranty Deed  
Statutory (ILLINOIS)  
(Corporation to Individual)



THE GRANTOR(S)

Above Space for Recorder's use only

CAPITAL ACQUISITIONS AND DEVELOPMENT INC. BY ITS PRESIDENT STAN SMAGALA

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 IL for and in consideration of the sum of (\$10) TEN DOLLARS, in hand paid, and pursuant to authority given by the Board of DIRECTORS of said corporation, CONVEYS and WARRANTS to

ROBERT M. BARNES, PO BOX 439353, CHICAGO, IL 60643

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

SEE ATTACHED

Permanent Index Number (PIN): 25-18-317-044

Address(es) of Real Estate: 2342 W. 111TH STR #3A, CHICAGO, IL

SUBJECT TO: covenants, conditions, and restrictions of record,


BOX 333-CT1

CAPITAL ACQUISITIONS AND DEVELOPMENT  
INC. BY ITS PRESIDENT STAN SMAGALA


By Stan Smagala President

Attest: Stan Smagala Secretary


Impress  
Corporate Seal  
Here

STATE OF ILLINOIS	
	FEB. 21. 02
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	

# 0000023564	REAL ESTATE TRANSFER TAX
	0009000
	FP 102808

CITY OF CHICAGO	
	FEB. 21. 02
REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	

# 0000011936	REAL ESTATE TRANSFER TAX
	0067500
	FP 102805

COOK COUNTY REAL ESTATE TRANSACTION TAX	
	FEB. 21. 02
REVENUE STAMP	

# 0000023628	REAL ESTATE TRANSFER TAX
	0004500
	FP 102802

22002608  
HX 6262 210 LPA  
MAG

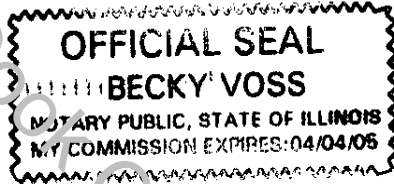
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State of Illinois, County of COOK ss, I, the undersigned, a Notary Public In and for the County and State aforesaid, DO HEREBY CERTIFY that CAPITAL ACQUISITIONS AND DEVELOPMENT INC. BY ITS PRESIDENT STAN SMAGALA personally known to me to be President of the corporation, and personally known to me to be the Secretary of said corporation, and 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 severally acknowledged that as such President and Secretary, they signed, sealed and delivered the said instrument and caused the corporate seal of the corporation to be affixed thereto pursuant to authority given by the Board of DIRECTORS of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 19<sup>th</sup> day of FEBRUARY, 2002.

Commission expires 4/4/05

*Becky Voss*  
\_\_\_\_\_  
NOTARY PUBLIC



This instrument was prepared by: John Farano Jr., 7835 West 103rd Street, Palos Hills, Illinois 60465

MAIL TO:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SEND SUBSEQUENT TAX BILLS TO:  
ROBERT M. EARNES  
2342 W. 111TH STR #3A  
CHICAGO, IL

OR

Recorder's Office Box No. \_\_\_\_\_

20223297

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Handwritten marks or scribbles in the top right corner.

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Faint handwritten marks or scribbles in the bottom left corner.

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STREET ADDRESS: 2342 WEST 111TH STREET UNIT 3A

CITY: CHICAGO COUNTY: COOK

TAX NUMBER: 25-18-317-044-0000

## LEGAL DESCRIPTION:

UNIT 2342-3A IN BEVERLY POINTE CONDOMINIUM, AS DELINEATED ON S SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

### PARCEL 1:

THE EAST 109 FEET OF LOT 5 (EXCEPT THE EAST 9 FEET AND THE NORTH 90 FEET THEREOF) IN BLOCK "L" IN THE RESUBDIVISION BY THE BLUE ISLAND LAND AND BUILDING COMPANY KNOWN AS MORGAN PARK WASHINGTON HEIGHTS IN THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 37 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 0010539406, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

P12

ALSO, THE EXCLUSIVE RIGHT TO THE USE OF THE PARKING SPACE ASSIGNED TO THE UNIT, A LIMITED COMMON ELEMENT AS DESIGNATED ON THE SURVEY AND DECLARATION AFORESAID.

### PARCEL 2:

NON-EXCLUSIVE EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 CREATED BY THE EASEMENT AGREEMENTS RECORDED AS DOCUMENT 19092912, 19108965, 19571900 MADE BY VARIOUS PARTIES TO PULLMAN BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 5, 1954 AND KNOWN AS TRUST NUMBER 4674, PARTY OF THE SECOND PART, FOR FULL AND FREE RIGHT AND LIBERTY FOR ITS TENANTS, AND LICENSEES IN COMMON WITH ALL OTHERS HAVING THE LIKE RIGHT AT ALL TIMES HEREAFTER, THE CONTINUED USE AND ENJOYMENT OF THE SAID LAND OF THE PARTY OF THE SECOND PART FOR WHATEVER PURPOSE THE SAID LAND MAY BE FROM TIME TO TIME LAWFULLY USED AND ENJOYED, TO PASS AND REPASS THE SAID 16 FOOT ALLEY FOR THE PURPOSE OF INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED REAL ESTATE:

THE WEST 16 FEET OF THE EAST 125 FEET OF LOT 5 (EXCEPT THE EAST 9 FEET AND THE NORTH 90 FEET THEREOF) IN BLOCK L IN THE RESUBDIVISION BY THE BLUE ISLAND LAND AND BUILDING COMPANY KNOWN AS MORGAN PARK WASHINGTON HEIGHTS IN THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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## EXHIBIT "B"

THE TENANT OF UNIT 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.

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