

Special Warranty Deed
Statutory (Illinois)
Corporation to Individual

The GRANTOR, **1410 W. Chestnut, Corp.**, an Illinois corporation



1234836
1/B

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 Ten & 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to

** Unmarried*
APM
Summarized
MLY
James P. Miller and Moira A. Lydon, of 808 N. Hermitage, Chicago, IL 60622

as JOINT TENANTS with rights of survivorship, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

Parcel 1: Unit 1W together with its undivided percentage interest in the common elements in The 1410 West Chestnut Condominiums as delineated and defined in the Declaration of Condominium recorded as Document No. 0020169388, in Subdivision of South 1/2 of Block 22 in Canal Trustee's Subdivision of the West 1/2 of Section 5, Township 39 North, Range 14, East of the Third Principal Meridian, 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 of Condominium aforesaid.

TO HAVE AND TO HOLD said premises as Joint Tenants with rights of survivorship forever.

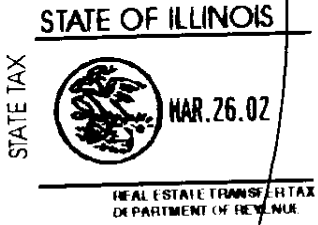
Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium aforesaid, and Grantor reserves to itself, its successors 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 TO: General real estate taxes for 2002 and subsequent years.

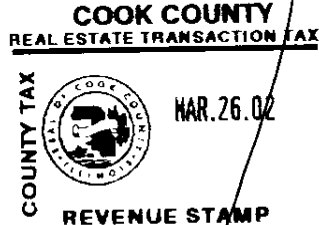
Permanent Real Estate Index Number(s): 17-05-319-095-0000 and 17-05-319-096-0000 (affect underlying land)

Address(es) of Real Estate: 1410 W. Chestnut St., Unit 1W, Chicago, IL 60622

ATGF, INC.



REAL ESTATE TRANSFER TAX
00365.00
FP326652



REAL ESTATE TRANSFER TAX
00182.50
FP326665

UNOFFICIAL COPY

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 President and attested by its Secretary, this 19th day of March, 2002.

1410 W. CHESTNUT, CORP.

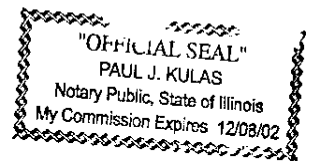
By: *[Signature]*
Aleksei Nakonetchny, President

Attest: *[Signature]*
Rogelio Llamedo, Secretary

State of Illinois)
)
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Aleksei Nakonetchny, personally known to me to be the President, and Rogelio Llamedo, personally known to me to be the Secretary of 1410 W. Chestnut, Corp. 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 acknowledged that as such President and Secretary, they signed and delivered the said instrument and caused the corporate seal of said 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 said corporation, for the uses and purposes therein set forth

Given under my hand and seal, this 19th day of March, 2002.



Commission expires: 12-8-2002

[Signature]
Notary Public

This instrument prepared by: Law Offices of Kulas & Kulas, 2329 W. Chicago, Chicago, Illinois 60622



CITY TAX	CITY OF CHICAGO	# 0000023561	REAL ESTATE TRANSFER TAX	CITY TAX	CITY OF CHICAGO	# 0000023562	REAL ESTATE TRANSFER TAX
	MAR. 26. 02		00900.00		MAR. 26. 02		00900.00
	REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE		FP 326650		REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE		FP 326650
CITY TAX	CITY OF CHICAGO	# 0000023563	REAL ESTATE TRANSFER TAX	CITY TAX	CITY OF CHICAGO	# 0000023562	REAL ESTATE TRANSFER TAX
	MAR. 26. 02		00937.50		MAR. 26. 02		00900.00
	REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE		FP 326650		REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE		FP 326650

Mail to:

John B. Wolff, Esq.
77 W. Washington St., Suite 1414
Chicago, Illinois 60602

Send subsequent tax bills to:

James P. Miller
1410 W. Chestnut St., Unit 1W
Chicago, Illinois 60622

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