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7/1/0059 54 001 Page 1 of 4  
2002-04-17 09:34:29  
Cook County Recorder 27.50

December 1999

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



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UD91068 PF-112

THE GRANTOR  
P & M BUILDERS, INC.

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 JOHN KANE, JR., of 2919 North Halsted, Chicago, Illinois

(Name and Address of Grantee)

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

SEE LEGAL DESCRIPTION ATTACHED

Permanent Real Estate Index Number(s): 14-19-433-035

Address(es) of Real Estate: 1814 West Belmont Avenue, Unit 1, Chicago, Illinois 60657

SUBJECT TO: covenants, conditions and restrictions of record,

~~Document Taxes~~; \_\_\_\_\_; and to General Taxes for 2001 and subsequent years.

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 27th day of March 2002.

P & M BUILDERS, INC.

(Name of Corporation)

Impress  
Corporate Seal  
Here

By James P. Muller President  
Attest: Maureen Muller Secretary

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STATE OF ILLINOIS  
STATE TAX  
APR. 15.02  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX  
00325.00  
# 0000001367  
FP 103014

CITY OF CHICAGO  
CITY TAX  
APR. 15.02  
REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX  
02437.50  
# 0000000713  
FP 103018

COOK COUNTY  
COUNTY TAX  
APR. 15.02  
REAL ESTATE TRANSACTION TAX  
REVENUE STAMP

REAL ESTATE TRANSFER TAX  
00162.50  
# 0000001282  
FP 103017

WARRANTY DEED  
Corporation to Individual

TO

State of Illinois, County of Cook I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that JAMES P. MULLAN, who is personally known to me to be the President of the MAUREEN MULLAN, who is personally known to me to be

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

**OFFICIAL SEAL**  
**MARK EDELSTEIN**  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES: 01/06/04  
NOTARIAL SEAL IMPRESSION  
HERE  
in person and severally 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 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 official seal, this 27th day of March 2002  
Commission expires 1-6-04  
Mark Edelstein  
Mark Edelstein, Attorney  
NOTARY PUBLIC

This instrument was prepared by 3825 West Montrose Avenue, Chicago, Illinois 60618  
(Name and Address)

MAIL TO: {  
John Haring, Esq.  
(Name)  
5961 North East Circle Avenue  
(Address)  
Chicago, Illinois 60631  
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:  
John Kane, Jr.  
(Name)  
1814 West Belmont Avenue, Unit 1  
(Address)  
Chicago, Illinois 60657  
(City, State and Zip)

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

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ORDER NO.: 1301 - 004290668  
ESCROW NO.: 1301 - 004290668

1

**STREET ADDRESS:** 1814 WEST BELMONT UNIT #1  
**CITY:** CHICAGO                      **ZIP CODE:** 60657  
**TAX NUMBER:** 14-19-433-035-0000

**COUNTY:** COOK

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## LEGAL DESCRIPTION:

PARCEL 1: UNIT 1 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 1814 WEST BELMONT CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0020327835, IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2 EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P-1, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

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Grantor also hereby grants to the grantee, its successor and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the Declaration of Condominium; and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining land described therein.

This deed is subject to all rights, easements, covenants, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were reciting and stipulated at length herein.

There was no tenant in this newly constructed condominium building and therefore no tenant had an option to purchase this unit.

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