

1002 2032462/10/11

UNOFFICIAL COPY

0020556261

3823/0080 49 001 Page 1 of 2
2002-05-15 12:03:46
Cook County Recorder 23.50

WARRANTY DEED
(Corporation to Individual)
(Illinois)



THIS AGREEMENT, made this 30th day of April, 2002 between Development by Real Concord, 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, party of the first part, and Thomas Neuner and Amy N. Ellingson, 4008 N. Kenmore, Unit 2S, Chicago, Illinois 60613, not as Tenants in Common but as Joint Tenants with rights of survivorship, party of the second part, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REUSE, RELEASE, ALIEN, CONVEY AND WARRANT unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

Unit 5926-1 in the PAULINA STREET CONDOMINIUMS on a survey of the following described real estate:

LOTS 95 TO 98 (EXCEPT THE NORTH 17 FEET OF SAID LOT 93) IN BLESIVS AND FRANZE'S RESUBDIVISION OF SUNDRY LOTS IN BUENA VISA ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE SOUTH EAST 1/4 OF SECTION 6, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, which survey is attached to the Declaration of Condominium made by Development by Real Concord, Inc., recorded in the office of the Recorder of Deeds of Cook County, Illinois as Document No. 00976349 together with its undivided percentage interest in the common elements, in Cook County, Illinois.

"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. 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."

THE TENANT OF THIS UNIT HAS WAIVED THEIR RIGHT OF FIRST REFUSAL.

P.I.N.: 14-06-401-~~028-0000~~ ⁰⁵⁶⁻¹⁰⁰¹

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE

AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his heirs and assigns forever.

City of Chicago
Dept. of Revenue
277829
05/15/2002 10:35 Batch 05399 8

Real Estate
Transfer Stamp
\$1,593.75



And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are,

or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: Covenants, conditions, restriction of record, and public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2001 and subsequent years.

Permanent Real Estate Number(s): ⁰⁵⁰⁻¹⁰⁰¹ 14-06-401-028-0000

Address(es) of Real Estate: 5926 North Paulina, Unit 5926-1, Chicago, Illinois

IN WITNESS WHEREOF, said party of the first part 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, the day and year first above written.

Development by Real Concord, Inc.

BY: E. Rapoport
Eugene Rapoport, President

ATTEST: Boris Schwartz
Boris Schwartz, Secretary

This instrument was prepared by: Phillip I. Rosenthal, 3700 W. Devon, #E, Lincolnwood, Illinois 60712

MAIL TO:
Julie Johnson
3000 Dundee Road, #320
Northbrook, Illinois 60062

SEND SUBSEQUENT BILLS TO:
Thomas Neuner
5926 N. Paulina, Unit 5926-1
Chicago, Illinois 60660

OR RECORDER'S OFFICE BOX NO. _____

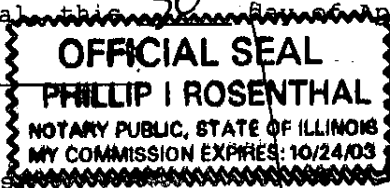
STATE OF ILLINOIS) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Eugene Rapoport is personally known to me to be the President of Development by Real Concord, Inc., an Illinois corporation, and Boris Schwartz is, 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 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 official seal this 30 day of April, 2002.

Notary Public

Commission Expires _____



FP326670
0010625
REAL ESTATE TRANSFER TAX

0000078317

REVENUE STAMP

COOK COUNTY

REAL ESTATE TRANSACTION TAX

MAY 15 02

COUNTY TAX

STATE OF ILLINOIS

STATE TAX

MAY 15 02

REAL ESTATE TRANSFER TAX

DEPARTMENT OF REVENUE

62526300000
REAL ESTATE TRANSFER TAX
0021250
FP326669