

UNOFFICIAL COPY

0020651650

4300.0021 10 001 Page 1 of 2

2002-06-11 08:53:47

Cook County Recorder 43.50



0020651650

WARRANTY DEED

The Grantor **HARVEY PLACE DEVELOPERS, LTD.**, formerly known as Harvey Place Condominiums, Ltd., 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 consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to:

179 257

CYNTHIA M. MARTINEZ
132 E. Lake Ridge Road
Glendale Heights, Illinois 60139
(hereinafter Grantees)

(The Above Space for Recorder's Use Only)

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

Parcel 1: **Unit 211** together with its undivided percentage interest in the common elements of the Harvey Place Condominium as delineated and defined in the Declaration recorded as document number 0010687563, in the Northwest 1/4 of the Southwest 1/4 of Section 29, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: Grantor also hereby grants and assigns to Grantee(s), its successors and assigns **Parking Space No. 1**, as a Limited Common Element, as set forth and provided for in the aforementioned Declaration of Condominium.

SUBJECT TO: (1) general real estate taxes not due and payable at the time of Closing; (2) the Documents, including all amendments and exhibits; (3) applicable zoning and building laws and ordinances and other ordinances of record; (4) encroachments, if any (5) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (6) utility easements, if any, whether recorded or unrecorded; (7) covenants, conditions, restrictions, easements and agreements of record, provided none of the foregoing materially adversely affect Purchaser's use of the Property as a residence; (8) the Declaration; (9) the Act; and (10) liens and other matters of title over which the Title Company is willing to insurance without cost to Purchaser.

Grantor hereby grants to the grantee(s), its successors, heirs 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 hereby reserves to itself, its successors, heirs or assigns, the rights and easements set forth in said Declaration for the benefit of the remaining land set forth 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 recited and stipulated and length herein.

Permanent Real Estate Index Number(s): 16-29-302-006, Volume 004; 16-29-302-007, Volume 004; 16-29-302-008, Volume 004 and 16-29-302-009, Volume 004

Address of Real Estate: Unit 211, 6238 West 26th Street, Berwyn, Illinois 60402

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 3rd day of June, 2002.

IMPRESS
CORPORATE
SEAL
HERE

HARVEY PLACE DEVELOPERS, LTD.

By: [Signature], President

Attest: [Signature], Secretary

212 W. WASHINGTON STREET, SUITE 1002
CHICAGO, IL 60602
TITLE OF ILLINOIS

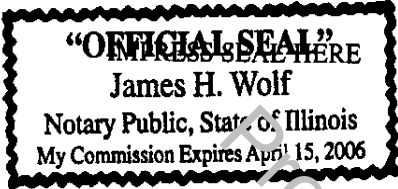
JP
CS

UNOFFICIAL COPY

20651650

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MARYANN MARTINOVSKY personally known to me to be the President of HARVEY PLACE DEVELOPERS, LTD., and JERRY PORZEMSKY 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 the 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 3rd day of June, 2002

Commission expires: _____, 20

[Signature]
NOTARY PUBLIC

This instrument was prepared by JAMES H. WOLF, ESQ., 33 North Dearborn, Chicago, Illinois 60602

COUNTY TAX
REVENUE STAMP
SEAL OF COOK COUNTY
REAL ESTATE TRANSACTION TAX
COOK COUNTY
JUN -4.02
0000006335
REAL ESTATE TRANSFER TAX
FP402810
00075.00

0 2 4 0 1 0
THE CITY OF BERWYN, IL
MAY 31 '02
P.B. 10827
REAL ESTATE TRANSFER TAX
900.00

9 0 0 0
THE CITY OF BERWYN, IL
MAY 31 '02
P.B. 10827
REAL ESTATE TRANSFER TAX
601.00

STATE TAX
SEAL OF ILLINOIS
DEPARTMENT OF REVENUE
JUN -5.02
0000040334
REAL ESTATE TRANSFER TAX
FP 326660
00150.00



SEND SUBSEQUENT TAX BILLS TO:

MAIL TO: CYNTHIA M. MARTINEZ
Unit 211, 6238 West 26th Street
Berwyn, Illinois 60402

CYNTHIA M. MARTINEZ
Unit 211, 6238 West 26th Street
Berwyn, Illinois 60402

OR RECORDER'S OFFICE BOX NO. _____