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2002-06-14 09:48:03
Cook County Recorder 25.50



0020667084

Markham
2039428

WARRANTY DEED
ILLINOIS STATUTORY
(CORPORATION TO INDIVIDUAL)

**COOK COUNTY
RECORDER
EUGENE "GENE" MOORE
MARKHAM OFFICE**

THE GRANTOR, MCM PROPERTIES, 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 TEN & 00/100 DOLLARS, 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

Anjay Nagpal,
1621 West North Avenue, Unit 4E, Chicago, Illinois 60647

3M

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Address of Real Estate: **UNIT(S) 4E
1621 W. NORTH AVENUE
CHICAGO, ILLINOIS 60622**

Permanent Real Estate Index Number: 17-06-204-048 & 049

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 31st day of May, 2002.

City of Chicago
Dept. of Revenue
280215
06/13/2002 10:57 Batch 05320 10



**Real Estate
Transfer Stamp
\$2,512.50**

MCM PROPERTIES, INC.,
an Illinois corporation

BY: *[Signature]*
Its President

ATTEST: *[Signature]*
Its Secretary

3

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that Krzysztof Karbowski, personally known to me to be the President of MCM PROPERTIES, INC., an Illinois corporation, and Krzysztof Karbowski, 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, 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 31st day of May, 2002.



John E. Lovstrand
NOTARY PUBLIC

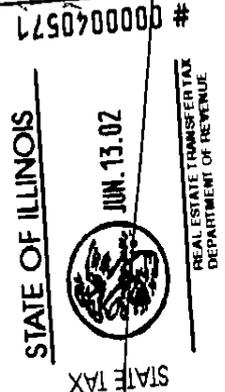
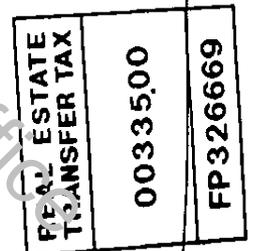
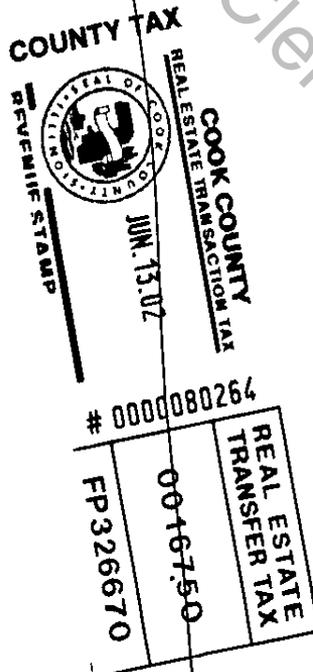
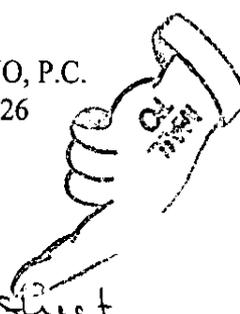
Prepared By:

John E. Lovstrand
JOSEPH D. PALMISANO, P.C.
79 West Monroe, Suite 826
Chicago, Illinois 60603

Mail To:
Lawrence Stein
20 N. Clark Street
Suite 1725
Chicago, IL 60602

Name and Address of Taxpayer:

Anjay Nagpal
1621 West North Avenue, Unit 4E
Chicago, Illinois 60647



PARCEL 1:

UNIT 4E in the 1621 W. NORTH CONDOMINIUM, as delineated on a survey of the following described real estate:

Lots 13, and 14 in McReynold's Subdivision of part of the East 1/2 of the Northeast 1/4 of Section 6, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois; which survey is attached to the Declaration of Condominium recorded as Document 0020667084, together with an undivided percentage interest in the common elements.

PARCEL 2:

The exclusive right to use parking space G-5, a Limited Common Element as delineated on the Survey attached to the Declaration aforesaid recorded as Document 0020667084.

ADDRESS: UNIT 4E, 1621 W. North Avenue, Chicago, Illinois

P. I. N. 17-06-204-048; 049

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 HAD NO RIGHT OF FIRST REFUSAL.

SUBJECT TO: (1) general real estate taxes not due and payable at the time of closing; (2) the Act and Code; (3) the Condominium Documents, including all amendments and exhibits thereto; (4) applicable zoning and building laws and ordinances; (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, encroachments and easements of record.