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604/0008 23 003 Page 1 of 3
2002-07-05 10:14:48
Cook County Recorder 25.50

WARRANTY DEED
ILLINOIS STATUTORY



COOK COUNTY
RECORDER
EUGENE "GENE" MOORE
MARKHAM OFFICE

[Handwritten signature]

The Grantor, **S & V DEVELOPMENT, INC.**, an Illinois corporation, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS TO:

ANNA C. BURTON

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

See EXHIBIT "A" attached hereto and made a part hereof.

Permanent Real Estate Index Number: 11-32-322-009-0000

Address of Real Estate: UNIT(S) 1D
6454 NORTH BOSWORTH AVENUE
CHICAGO, ILLINOIS 60626

3m

IN WITNESS WHEREOF, said Grantor has caused his name to be signed to these presents this 16th day of April, 2002.

S & V DEVELOPMENT, INC.

BY: *[Signature]*
Its President

WITNESS: *[Signature]*
Assistant Secretary

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
JUL.-3.02
REVENUE STAMP

# 0000081804	REAL ESTATE TRANSFER TAX
	0008250
	FP326670

Real Estate Transfer Stamp
\$1,237.50
07/03/2002 10:49 Batch 05001 12
282037
City of Chicago
Dept. of Revenue

253

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that KANSTAS VALKANAS, President of S & V DEVELOPMENT, INC., an Illinois corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such President, appeared before me this day in person and acknowledged he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 16th day of April, 2002.

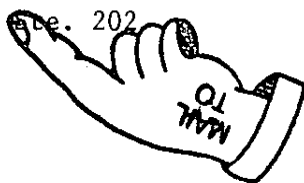


[Handwritten Signature]

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:
Steven E. Moltz
Law Offices of Joseph D. Palmisano, P.C.
79 West Monroe Street
Suite 826
Chicago, Illinois 60606

MAIL TO:
Paul Kolpak
Kolpak and Lerner
6767 North Milwaukee Ave., Ste. 202
Niles, Illinois 60714



SEND SUBSEQUENT TAX BILLS TO:

REAL ESTATE TRANSFER TAX	0316500	FP326669
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00000673671

STATE OF ILLINOIS



STATE TAX

Ill. - 3.02

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

Legal Description

PARCEL ONE:

UNIT(S) 1D IN THE ARTHURS COURT CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 25 IN HOLLESEN'S SUBDIVISION OF LOT 1 OF S. F. HOLLESON'S FIRST ADDITION TO ROGERS PARK, A SUBDIVISION OF LOTS 9, 10 AND 11 IN L. C. PAIN FREER RECEIVER'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; ALSO NORTH 66 FEET OF THE SOUTH 359.61 FEET OF THAT PART OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF CLARK STREET IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM, RECORDED AS DOCUMENT 0011118022, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL TWO:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-2, A LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0011118022.

SUBJECT TO: (1) general real estate taxes not due and payable at the time of closing; (2) the Declaration of Condominium recorded 11/22/01 as Document 0011118022 including all amendments and exhibits thereto, the same as though the provisions of said Declaration were recited and stipulated at length herein; (3) applicable zoning and building laws and ordinances; (4) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (5) utility easements, if any, whether recorded or unrecorded; (6) covenants, conditions, restrictions, encroachments and easements of record.

ADDRESS: UNIT(S) 1D, 6454 N. BOSWORTH, CHICAGO, ILLINOIS 60626
P. I. N. 11-32-322-009-0000

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 THE UNIT HAD NO RIGHT OF FIRST REFUSAL.