

UNOFFICIAL COPY

0020730633

WARRANTY DEED  
STATUTORY (ILLINOIS)  
(CORPORATION TO INDIVIDUAL)

05/01/039 28 003 Page 1 of 2  
2002-07-02 11:25:41  
Cook County Recorder 23.50

ME 2029768



THIS AGREEMENT, made this 24th day of June,  
2002, between 2475 W. Montrose Building Corp., a corpora-  
tion 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, a party of the first part, and Donald F. Way  
and Brett C. Ecker not as Tenants in Common, but as  
Joint Tenants with rights of survivorship,

party of the second part, WITNESSETH, that the party of the  
first part, for and in consideration of the sum of Ten and  
no/100 Dollars (\$10.00) in hand paid by the party of the  
second part, the receipt whereof is hereby acknowledged, and  
pursuant to the authority of the Board of Directors of said  
corporation, by these presents does CONVEY AND  
WARRANT unto the party of the second part, and to \_\_\_\_\_  
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:

COOK COUNTY  
RECORDER  
"GENE" MOORE  
MARKHAM OFFICE

Above Space for Recorder's Use Only

see attached legal

2475 West Montrose, Unit 4351 13-13-402-001-0000; 13-13-402-002-0000; 13-13-402-003-0000; 13-13-402-004-0000.

SUBJECT TO: (1) real estate taxes not yet due and payable; (2) special taxes or assessments for improvements not yet completed & other assessments or installments thereof not due & payable at the time of closing; (3) applicable zoning, planned unit development, and building laws or ordinances; encroachments, utility easements, covenants, conditions, restrictions, public and private easements and agreements of record; (5) the Declaration of Condominium for Montrose Corner Townhomes Condominium, and all exhibits and amendments thereto; (6) provisions of the Condominium Property Act of Illinois; (7) acts done or suffered by Buyer, or anyone claiming, by, through or under Buyer; and (8) liens & other matters as to which the Title Insurer commits to insurance Buyer against loss or damage.

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 the day and year first above written.

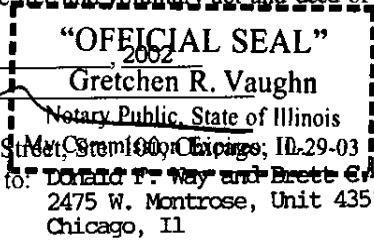
2475 W. Montrose Building Corp., an Illinois Corporation  
BY: Richard Wexner  
Richard Wexner, President

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 Richard Wexner., personally known to me to be the President and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such President he signed and delivered the said instrument, pursuant to authority, given by the Board of Directors of said corporation as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

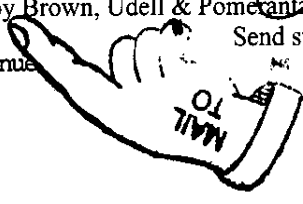
Given under my hand and official seal, this 24th day of June, 2002

Gretchen R. Vaughn  
Notary Public, State of Illinois



This Instrument was prepared by Brown, Udell & Pomerantz, 1332 N. Halsted Street, Street 100, Chicago, IL 29-03  
Mail to: Robin Fry Elhamti  
4601 N. Western Avenue  
Chicago, IL 60625

Send subsequent tax bills to: Donald F. Way and Brett C. Ecker  
2475 W. Montrose, Unit 4351  
Chicago, IL



*Jm*

*2002*

Legal Description

PARCEL 1:

UNIT 4351 IN THE MONTROSE CORNER TOWNHOMES CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 31, 32, 33, 34, 35, AND 36 IN BLOCK 1 IN LUTZ PARK ADDITION TO RAVENSWOOD, A SUBDIVISION OF LOTS 1, 2 AND 3 OF SUPERIOR COURT PARTITION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0020336034, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

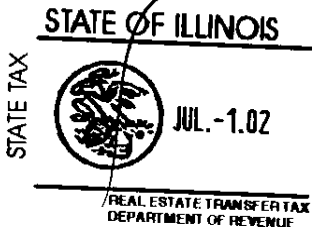
THE EXCLUSIVE RIGHT TO USE YARD AREAS, BALCONIES AND ROOF AREA, LIMITED COMMON ELEMENTS AS TO SAID UNITS, AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0020336034.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANCES 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.

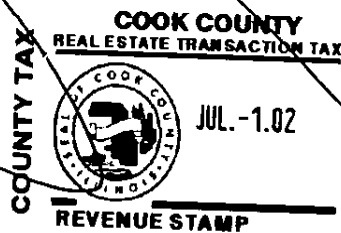
THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL

City of Chicago Real Estate  
Dept. of Revenue Transfer Stamp  
281853 \$2,917.50  
07/01/2002 14:28 Batch 05331 71



# 0000041111  
REAL ESTATE TRANSFER TAX  
00389.00  
FP326669



# 0000081577  
REAL ESTATE TRANSFER TAX  
00194.50  
FR326670