

UNOFFICIAL COPY

THIS AGREEMENT, made this 15th day of July, 2002, between 826 Lakeside Building Corp., 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, a party of the first part, and Christopher Pry



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 his 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:

Above Space for Recorder's Use Only

see attached legal

826-36 W. Lakeside Street, Unit 826-1W/PU-4 /S- 33
PIN: 14-17-205-035-0000; 04-17-205-036-0000

SUBJECT TO: (1) real estate taxes not yet due and payable; (2) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing; (3) applicable zoning and building laws or ordinances; (4) encroachments, utility easements, covenants, conditions, restrictions, public and private easements, and agreements of record, provided none of the foregoing materially adversely affect Buyer's quiet use and enjoyment of the Premises as a residential condominium; (5) the Declaration and all amendments and exhibits thereto; (6) the provisions of the Illinois Condominium Act; (7) acts done or suffered by Buyer, or anyone claiming, by, through, or under Buyer; (8) terms, provisions, conditions and limitations of the urban renewal plan known as Uptown Project I; (9) liens and other matters as to which the Title Insurer (as hereinafter defined) commits to insure 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.

826 Lakeside Building Corp., an Illinois Corporation
BY: [Signature]
Richard Wexner, President

[Handwritten initials]

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, as President of 826 Lakeside Building Corp., personally known to me to 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 15th day of July

[Signature]
Notary Public
"OFFICIAL SEAL"
Gretchen R. Vaughn
Notary Public, State of Illinois
My Commission Expires: 10-29-03

This Instrument was prepared by: Brown, Udell & Pomerantz, 1332 N. Halsted Street, Suite 100, Chicago, IL.
Mail to: Richard J. Nakon
Richard J. Nakon & Associates
121 E. Liberty Street
Suite 3
Wauconda, IL 60084
Send subsequent tax bills to: Christopher Pry

PINS: 14-17-205-035-0000; 14-17-205-036-0000

STATE TAX
STATE OF ILLINOIS
AUG. -5.02
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
0022350
FP326669

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
AUG. -5.02
REVENUE STAMP

REAL ESTATE TRANSFER TAX
0011775
FP326670

City of Chicago
Dept. of Revenue
284848
08/05/2002 13:59 Batch 11866 79
Real Estate Transfer Stamp
\$1,676.25



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