

UNOFFICIAL COPY

0021148979

2002-10-21 09:38:52
Cook County Recorder 26.00



0021148979

WARRANTY DEED
ILLINOIS STATUTORY

(Individual to Corporation)

103 3 0043 # JL 9936152

THE GRANTOR, Nadine Chou, of the City of Chicago, County of Cook, and State of Illinois, for and in consideration of TEN AND NO/100 DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which are hereby expressly acknowledged, CONVEYS and WARRANTS to the GRANTEE, European Development, Corp., 2612 N. Kedzie, Chicago, Illinois 60618, all interest in the following described real estate situated in the County of Cook and State of Illinois, to wit:

Lots 26 and 27 in Block 15 in Beebe's Subdivision of the East 1/2 of the Northwest 1/4 (except the East 5 acres in the Northeast corner thereof) of Section 2, Township 39 North, Range 13 East of the Third Principal Meridian in Cook County, Illinois

Permanent Index No. 16-02-130-005-0000 Common Address: 3723 W. Grand Avenue Chicago, Illinois 60651

SUBJECT TO: (a) Covenants, conditions, and restrictions of record; (b) Public and utility easements; (c) Existing leases and tenancies; (c) Special governmental taxes or assessments for improvements not yet completed; and (e) Unconfirmed special governmental taxes or assessments; (f) General real estate taxes for the year 2001 and subsequent years.

THIS IS NOT HOMESTEAD PROPERTY

Together with all hereditaments and appurtenances thereunto belonging, or appertaining thereto, and all reversions, remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, in and to the above-described premises; TO HAVE AND TO HOLD the said premises as above-described, with the appurtenances, unto the said party of the second part, its successors and assigns, forever.

Said party of the first part, for herself and her successors, does hereby represent, covenant, promise and agree, to and with said party of the second part, its successors and assigns, that she has not done or suffered to be done, anything whereby the premises hereby granted are, or may be, in any manner, encumbered or charged, except as herein recited, and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, she WILL WARRANT AND FOREVER DEFEND.

211

STATE OF ILLINOIS

STATE TAX



OCT. 17.02

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000038896

REAL ESTATE
TRANSFER TAX

00490.00

FP 102808

COUNTY TAX



REVENUE STAMP

COOK COUNTY
REAL ESTATE TRANSACTION TAX

OCT. 17.02

0000039023

Fadine Chou
REAL ESTATE
TRANSFER TAX

00245.00

FP 102802

BUK 335-611

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STATE OF ILLINOIS)
) §§
COUNTY OF COOK)

The undersigned, a Notary Public in and for said County, in the State aforesaid, does hereby certify that the above-named Jadine Chou, personally known to me to be the same individual who subscribed to the foregoing instrument, personally appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 26th day of September, 2002.



John Spoeri

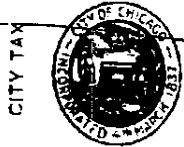
Notary Public

Prepared by: James A. Larson, Esq.
Larson & Nierling
11 S. LaSalle - Suite 2500
Chicago, Illinois 60602

Mail to: Gael Morris, Esq.
Lawrence & Morris
2835 N. Sheffield - Suite 232
Chicago, Illinois 60657

Send Tax Bills to: Marian Avram
European Development, Corp.
3813 N. Kedzie
Chicago, Illinois 60618

CITY OF CHICAGO



OCT. 17.02

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000019481

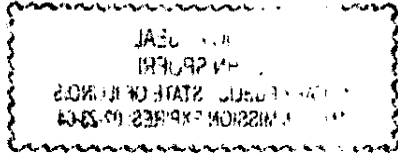
REAL ESTATE
TRANSFER TAX

0367500

FP 102805

21148979

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