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2002-11-13 11:03:58
Cook County Recorder 26.50

WARRANTY DEED

(Individual to Individual)

Mail to:

Milagros Torres
2903 N. Rockwell, Unit 2
Chicago, IL 60618



Name and Address of Taxpayer:

Mr. Richard B. Rivera
Ms. Milagros Torres
2903 N. Rockwell, Unit #2
Chicago, Illinois 60618

Recorder's Stamp

MT 4291389

THE GRANTOR(S) ALPHA DEVELOPMENT, LLC, an Illinois limited liability company, whose address is 6466 W. North Avenue, Chicago, Illinois, 60707, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid,

*married to **

CONVEY(S) and WARRANT(S) to ~~RICHARD B. RIVERA~~ and ~~MILAGROS TORRES~~, husband and wife, ~~not as joint tenants or tenants in common, but as tenants in common in equal shares~~, whose address is 1830 N. Harding, Chicago, Illinois, the following described real estate situated in the County of Cook, in the State of Illinois, to-wit: **RICHARD RIVERA

PARCEL 1: UNIT 2903-2 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE 2901 N. ROCKWELL CONDOMINIUMS AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0020768386, IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR STORAGE PURPOSES IN AND TO STORAGE SPACE NO. S-18, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: General real estate taxes not due and payable at the time of closing; building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances which conform to the present usage of the premises; public and utility easements which serve the premises; public roads and highways, if any; party wall rights and agreements, if any; existing fence encroachments.

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, aforesaid, and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining land described therein. This deed is subject to all rights, easements, covenants, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

Any tenant of the unit either waived or failed to exercise the option to purchase the unit, or did not have the

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right to purchase the unit.

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Address of Property: 2903 N. Rockwell, Unit #2
Chicago, Illinois 60618

Permanent Index Number: 13-25-220-029-0000 (affects the underlying land)

DATED this 19th day of August, 2002.


Alpha Development, LLC

By: *Peter N. Allen*
Peter N. Allen, Manager

State of Illinois)
County of Cook)

STATE OF ILLINOIS

STATE TAX



NOV.-7.02

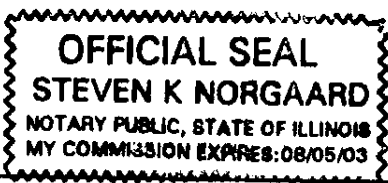
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DEPARTMENT OF REVENUE

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REAL ESTATE TRANSFER TAX
0020250
FP 103014

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Peter N. Allen, Manager of Alpha Development, LLC, an Illinois limited liability company, 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 acknowledged that as such Manager, signed, sealed and delivered said instrument as Manager of Alpha Development, LLC, as the free and voluntary act and deed of Alpha Development, LLC, for the uses and purposes therein set forth.

Given under my hand and official seal, this 19th day of August, 2002.



Steven K Norgaard
Notary Public

IMPRESS SEAL HERE


_____ COUNTY - ILLINOIS TRANSFER STA

NAME and ADDRESS OF PREPARER:

Steven K. Norgaard
Attorney at Law
493 Duane Street
Glen Ellyn, IL 60137

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX



NOV.-7.02


REVENUE STAMP

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REAL ESTATE TRANSFER TAX
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FP 103017

CITY OF CHICAGO

CITY TAX



NOV.-7.02

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

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REAL ESTATE TRANSFER TAX
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FP 103018

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