

WARRANTY DEED  
(Corporation to Individual)  
(Illinois)



THIS AGREEMENT, made this 30  
day of November, 2002 between  
Development by Real Concord, Inc.,  
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, party of  
the first part, and Yevqeny  
Rapoport and Ben Boris Schwartz,  
1811 W. Summerdale, Chicago,  
Illinois 60640, not as joint  
tenants but as tenants in common,  
party of the second part, the  
following described Real Estate  
situated in the County of Cook in  
the State of Illinois, to wit:

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN, CONVEY AND WARRANT unto the party of the second part, and to their 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:

Unit 5930-2 and 5930 1/2-2 in the PAULINA STREET CONDOMINIUMS on a survey of the following described real estate:

LOTS 95 TO 98 (EXCEPT THE NORTH 17 FEET OF SAID LOT 98) IN BLESIVS AND FRANZE'S RESUBDIVISION OF SUNDRY LOTS IN BUENA VISA ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE SOUTH EAST 1/4 OF SECTION 6, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, which survey is attached to the Declaration of Condominium made by Development by Real Concord, Inc., recorded in the office of the Recorder of Deeds of Cook County, Illinois as Document No. 00976349 together with its undivided percentage interest in the common elements, in Cook County, Illinois.

"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 THIS UNIT HAS WAIVED THEIR RIGHT OF FIRST REFUSAL.

P. I. N.: ~~14-06-401-020-0000~~ 14-06-401-056-1019, 14-06-401-056-1022

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE

AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise

and agree, to and with the party of the second part, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are,

or may be, in any manner incumbered 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, it WILL WARRANT AND DEFEND, subject to: Covenants, conditions, restriction of record, and public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2001 and subsequent years:

Permanent Real Estate Number(s): 14-06-401-028-0000

Address(es) of Real Estate: 5930 North Paulina, Unit 5930-2 and 5930 1/2 North Paulina, Unit 5930 1/2-2, Chicago, Illinois

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, and attested by its \_\_\_\_\_ Secretary, the day and year first above written.

Development by Real Concord, Inc.

BY: Eugene Rapoport  
Eugene Rapoport, President

ATTEST: Boris Schwartz  
Boris Schwartz, Secretary

This instrument was prepared by: Phillip I. Rosenthal, 3700 W. Devon, #E, Lincolnwood, Illinois 60712

MAIL TO:  
Phillip I. Rosenthal  
3700 W. Devon, Suite E  
Lincolnwood, Illinois 60712

SEND SUBSEQUENT BILLS TO  
Eugene Rapoport  
1811 W. Summerdale  
Chicago, Illinois 60640



OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

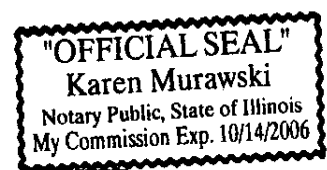
STATE OF ILLINOIS ) ss.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Eugene Rapoport is personally known to me to be the President of Development by Real Concord, Inc., an Illinois corporation, and Boris Schwartz is, personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such \_\_\_\_\_ President and \_\_\_\_\_ Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their 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 29<sup>th</sup> day of November, 2002.

Karen Murawski  
Notary Public

Commission Expires: 10/14/06



*[Faint signatures and stamps at the bottom of the page]*

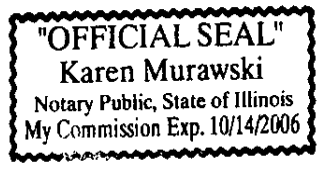
# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated Nov. 21, 2002 Signature: E. Rapoport  
Grantor or Agent

Subscribed and sworn to before me by the said \_\_\_\_\_ this 29 day of NOVEMBER, 2002.

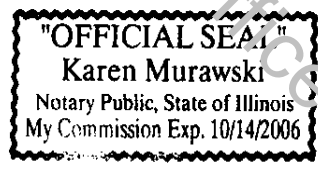


Notary Public Karen Murawski

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated Nov. 21, 2002 Signature: E. Rapoport  
Grantee or Agent

Subscribed and sworn to before me by the said \_\_\_\_\_ this 29 day of NOVEMBER, 2002.



Notary Public Karen Murawski

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)