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9727/0192 82 003 Page 1 of 3  
2002-12-11 13:15:49  
Cook County Recorder 28.50

SPECIAL WARRANTY DEED  
ILLINOIS STATUTORY  
(CORPORATION TO INDIVIDUAL)



2043469 MTC  
TMN 10/2

12

THE GRANTOR, **WOODARD SQUARE, INC.**, an Illinois 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, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS AND WARRANTS to Kimberly S. ~~Vantuinen~~  
Vantuinen

Address: 2825-31 N. Woodard, Unit 1C, Chicago, Illinois  
the following Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Address of Real Estate: UNIT(S) 1C  
**2825-31 NORTH WOODARD**  
**CHICAGO, ILLINOIS 60618**

Permanent Real Estate Index Number: 13-26-226-001 and 002

IN WITNESS WHEREOF, said Grantor has caused its company seal to be hereto affixed, and has caused its name to be signed to these presents by its President this 1<sup>st</sup> day of December, 2002.

**WOODARD SQUARE, INC.**  
an Illinois corporation

BY: [Signature]  
Its President

3<sup>rd</sup>

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that ANDY GERAKARIS, personally known to me to be the President of WOODARD SQUARE, INC., an Illinois corporation, 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 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 9<sup>th</sup> day of December, 2002.



*John E. Lovstrand*  
NOTARY PUBLIC

Prepared By:  
John E. Lovstrand  
LAW OFFICES OF PALMISANO & LOVSTRAND  
79 West Monroe, Suite 826  
Chicago, Illinois 60603

Mail To:  
Kent Novit  
100 N LASALLE ST  
SUITE 1010  
CHICAGO, IL 60602

Name and Address of Taxpayer:  
Kimberly S. Van Tuinen  
2825-31 N. Woodard  
Unit 1C  
Chicago, IL

City of Chicago  
Dept. of Revenue  
295331  
12/10/2002 11:37 Batch 02585 4



Real Estate  
Transfer Stamp  
\$1,151.25

STATE OF ILLINOIS  
STATE TAX  
DEC. 10. 02  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

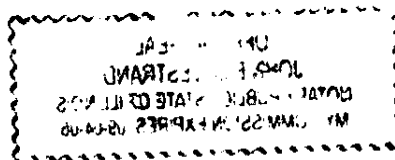
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REAL ESTATE  
TRANSFER TAX  
0015350  
00326669

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
DEC. 10. 02  
REVENUE STAMP

692E600000  
REAL ESTATE  
TRANSFER TAX  
0007675  
00326670

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LEGAL DESCRIPTION

PARCEL 1:

UNIT 1C IN WOODARD SQUARE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 35, 36 AND 37 IN BLOCK 4 IN HENRY WISNER'S SUBDIVISION OF LOTS 8 AND 9 IN BRAND'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 26, 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 0021164119, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE USE OF PARKING SPACE P-3, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0021164119.

PIN: 13-26-226-001-0000; 13-26-226-002-0000

SUBJECT TO: (1) general real estate taxes not due and payable at the time of closing; (2) the Declaration of Condominium recorded as Document No. 0021164119 including all amendments and exhibits thereto, the same as though the provisions of said Declaration were recited and stipulated at length herein; (3) applicable zoning and building laws and ordinances; (4) acts done or suffered by Purchaser or anyone claiming or, through or under Purchaser; (5) utility easements, if any, whether recorded or unrecorded; (6) covenants, conditions, restrictions, encroachments and easements of record.

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 THE UNIT HAD NO RIGHT OF FIRST REFUSAL.

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