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2002-11-25 13:43:08

Cook County Recorder 28.00

TO 17796

1 of 3

Box 251



0021305119

WARRANTY DEED

This Indenture, made this 15th day of November, 2002, between M&F Development, Inc., an Illinois Corporation created and existing under the State of Illinois 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 Anthony & Nancy Kavadas, a married couple, party of the second part WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten 00/100 Dollars (10.00) and good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the President thereof, by these presents does REMISE, RELEASE, ALIEN, CONVEY and WARRANT unto the party of the second part not as Tenants in Common, Not as Joint Tenants but as Tenants by their Entirety and to her heirs and assigns, FOREVER all the following described real estate, situated in the County of Cook and State of Illinois unknown and described as follows, to wit:

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OK

PARCEL 1: THE EAST 23.30 FEET OF THE WEST 73.30 FEET OF THE SOUTH 61.50 FEET OF LOTS 37, 38, 39 AND 40 IN BLOCK 4 (TAKEN AS A TRACT), IN JOHN TURNER'S HEIRS SUBDIVISION OF BLOCKS 1 TO 4, INCLUSIVE, OF TURNER'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF LINCOLN AVENUE (EXCEPT THAT PART OF THE NORTH 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, LYING WEST OF WOLCOTT STREET) IN COOK COUNTY, ILLINOIS.

PARCEL 2: NONEXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER THE COMMON AREA AS DEFINED IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTION RECORDED MAY 8, 2002 AS DOCUMENT 002-0529858.

Together with all and singular the hereditament and appurtenances thereunto belonging, or in anyway appertaining, and the reversion and reversions, remainder and 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 in equity, of, in and to the above described premises, against all persons lawfully claiming, or to claim the

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same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

(a) General real estate taxes not yet due and for subsequent years not yet due, including taxes which accrue by reason of new or additional improvements during the year of closing;

(b) Easements, covenants, restrictions, agreements, conditions, and building lines of record and party wall rights;

(c) Applicable Zoning and Building Laws and Ordinances;

(d) Roads and Highways, if any;

(e) Unrecorded public utility easements, if any;

(f) Grantee's Mortgage, if any;

(g) Plats of dedication and covenants thereof, if any;

(h) Acts done or suffered by Grantee, or anyone claiming under the Grantee.

Permanent Real Estate Index Number(s): 14-19-227-032-0000
14-19-227-033-0000

Address of Real Estate: 1910 Addison Street, #A, Chicago, IL

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 Townhome, 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 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.

In Witness Whereof, the affiant has caused his signature to be affixed hereto, this 15th day of November, 2002.

M&F Development, Inc.,
an Illinois Corporation

By: 

President

STATE TAX	STATE OF ILLINOIS	REAL ESTATE TRANSFER TAX
	NOV. 22. 02	00505.00
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 00000000	FP 102808

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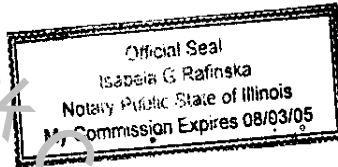
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State of Illinois)
) ss.
County of Cook)

I, the undersigned, a notary public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that **Matthew Collins** personally known to me to be the **PRESIDENT** of said 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 he signed and delivered the said instrument as **PRESIDENT of M&F Development, Inc.**, 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 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.

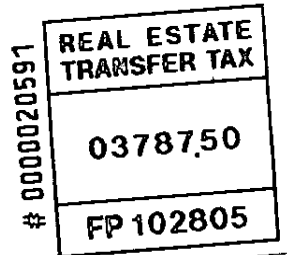
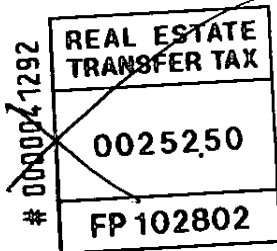
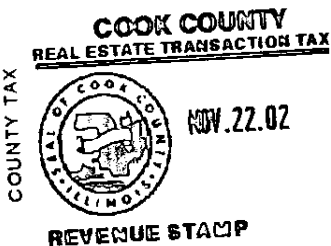
GIVEN under my hand and official seal, this 15th day of November, 2002.

Isabela G. Rafinska
Notary Public



Mind Deed and Deed To:
MICHAEL FREEMAN
350 LAKE COOK RD
DEERFIELD, IL 60015

SEND TAX BILL TO:
ANTHONY KAVANAGH
1910 ADDISON ST
UNIT C
CHICAGO, ILLINOIS 60611



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