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4415/0108 05 001 Page 1 of 3

2003-01-09 10:52:56

Cook County Recorder

28.00



0030040601

WARRANTY DEED

The Grantor, Madison Manor 2 Development LLC, an Illinois Limited Liability Company, in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and for other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, does hereby warrant and convey unto Maria Fedele and Jon Buczynski of 333 W. Hubbard, 4F, Chicago, Illinois 60610, as tenants in common, in Fee Simple, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See attached legal description

c/k/a 805, and Parking Space P-105, 910 West Madison Street, Chicago, Illinois 60607

PIN# 17-08-448-004-0000 (affects this and other land).

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever in Fee Simple.

SUBJECT TO: (1) general real estate taxes for 2002 and subsequent years; (2) the Condominium Property Act; (3) the Declaration of Condominium, including all amendments and exhibits thereto; (4) applicable zoning and building laws and ordinances; (5) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (6) easements, agreements, conditions, covenants and restrictions of record, if any; (7) licenses affecting the Common Elements.

DATED this 11th day of December, 2002

Madison Manor 2 Development LLC,
an Illinois Limited Liability Company

BY: Paul J. Berry (SEAL)
Its: Manager

1 of 2
REC
ABS CMC 8079208
No

BOX 333-CTI

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UNIT 805, AND PARKING SPACE P-105, IN THE MADISON MANOR 2
CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED
REAL ESTATE:

LOTS 1 TO 10, INCLUSIVE, IN WILLIAM HALE THOMPSON'S
SUBDIVISION OF LOTS 17 TO 26, INCLUSIVE, IN S.F. GALE'S
SUBDIVISION OF BLOCK 52 OF CARPENTER'S ADDITION TO CHICAGO
A SUBDIVISION OF THE SOUTHEAST ¼ OF SECTION 8, TOWNSHIP 39
NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN
COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE
DECLARATION OF CONDOMINIUM RECORDED JUNE 26, 2001 AS
DOCUMENT 0010558081, AND FIRST AMENDMENT RECORDED AS
DOCUMENT 0020105051 AND SECOND AMENDMENT RECORDED AS
DOCUMENT 0020548631 AND THIRD AMENDMENT RECORDED AS
DOCUMENT NUMBER 0020933836 AND FOURTH AMENDMENT
RECORDED AS DOCUMENT NUMBER 0020986921 AND FIFTH
AMENDMENT RECORDED AS DOCUMENT NUMBER 0021028207 AND
SIXTH AMENDMENT RECORDED AS DOCUMENT NUMBER 0021211041
TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE
COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME.

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 PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS,
RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE
SAME AS THROUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED
AND STIPULATED AT LENGTH HEREIN.

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30040601

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 Robert T. Berry, Manager of Madison Manor 2 Development LLC, an Illinois Limited Liability Company, a person 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, sealed and delivered the said instrument as his free and voluntary act, as such Manager for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 16th day of December, 2002.



Lisa Mancini
Notary Public


This instrument was prepared by Bryce, Downey, Murray, Jensen & Mikus LLC, 312 W. RANDOLPH, SUITE 200, CHICAGO, ILLINOIS, 60606


MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:


Bleakney and Troiani
John Troiani
1 N. Franklin St., Ste. 2625
Chicago, Illinois 60606

Maria Fedele & Jon Buczynski
910 W. Madison, Unit 805
Chicago, Illinois 60607

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|---|--------------------------|
| STATE OF ILLINOIS | |
|  STATE TAX | REAL ESTATE TRANSFER TAX |
| JAN. - 2.03 | 0021150 |
| # 0000043184 | FP 102808 |

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|--|-----------------------------|
| COOK COUNTY | |
|  COUNTY TAX | REAL ESTATE TRANSACTION TAX |
| JAN. - 2.03 | 0010575 |
| # 0000043370 | FP 102802 |

REVENUE STAMP

| | |
|--|--------------------------|
| CITY OF CHICAGO | |
|  CITY TAX | REAL ESTATE TRANSFER TAX |
| JAN. - 2.03 | 0158700 |
| # 0000000687 | FP 120805 |