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37835
WARRANTY DEED

UNOFFICIAL COPY

0030150215
2003/01/31 13:54:52
Cook County Recorder 30.50

Statutory (ILLINOIS)
(Corporation to Individual)



THE GRANTOR:

CHAMBERS CONSTRUCTION INC.

a corporation created and existing under any 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 the sum of ten and no/100 DOLLARS in hand paid, and pursuant to authority given by the Board of Directors of said corporation CONVEYS and WARRANTS unto:

JEREMY E. JOHNSON

WICOR TITLE INSURANCE

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

(SEE ATTACHED LEGAL DESCRIPTION)


SUBJECT TO: (a) general real estate taxes for the current year not then due and for subsequent years, including taxes which may accrue by reason of new or additional improvements during the year of Closing; (b) special taxes or assessments for improvements not yet completed; (c) easements, covenants, restrictions, agreements, conditions and building lines of record and party wall rights; (d) the Act; (e) the Plat; (f) terms, provisions and conditions of the Condominium Documents, including all amendments and exhibits thereto; (g) applicable zoning and building laws and ordinances; (h) easements, roads and highways, if any; (i) unrecorded public utility easements, if any; (j) Grantee's mortgage, if any; (k) plats of dedication and plats of subdivision and covenants thereon; (l) acts done or suffered by or judgments against Grantee, or anyone claiming under Grantee; (m) liens and other matters of title over which the Title Company is willing to insure without cost to Grantee. 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 though the provisions of said Declaration were recited and stipulated at length herein.

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COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



JAN. 25. 03


0000006458

REAL ESTATE TRANSFER TAX
00137.50
FP326707

REVENUE STAMP

STATE TAX

STATE OF ILLINOIS



JAN. 25. 03


0000006522

REAL ESTATE TRANSFER TAX
00275.00
FP 102809

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

CITY TAX

CITY OF CHICAGO



JAN. 25. 03

0000006967

REAL ESTATE TRANSFER TAX
02062.50
FP 102803

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

30150215

Property of Cook County Clerk's Office

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Permanent Real Estate Index Number: 17-08-222-007,008,009,010, 011,012,013,014

Address of Real Estate: 663 N. PEORIA, UNIT G-N, CHICAGO, IL 60622

IN WITNESS WHEREOF, said Grantor 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, this _____ day of December, 2002.

CHAMBERS CONSTRUCTION INC.

By: _____

DAN CHAMBERS, PRESIDENT

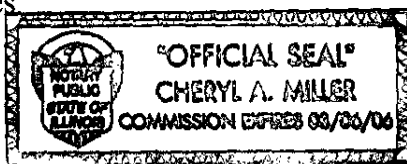
ATTEST:

Gloria Chambers
GLORIA CHAMBERS, SECRETARY

30150215

State of Illinois, County of Cook, I, the undersigned a Notary Public in and for said County, of the State aforesaid, **DO HEREBY CERTIFY THAT, DAN CHAMBERS** personally known to me to be the President of Chambers Construction Inc. and **GLORIA CHAMBERS** 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, sealed and delivered the said instrument as President and Secretary of said corporation, 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 31 day of December, 2002. My Commission expires _____



Cheryl A. Miller
Notary Public

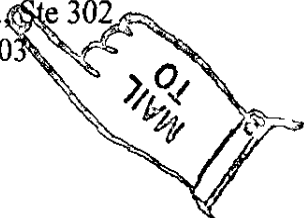
This instrument was prepared by Roger J. Hymen, 500 Skokie Blvd., Suite 530, Northbrook, IL 60062

Mail To:

Cherie Thompson, Esq.
19 S. LaSalle St., Ste 302
Chicago, IL 60603

Send Subsequent Tax Bills to:

Jeremy E. Johnson
663 N. Peoria, Unit G-N
Chicago, IL 60622



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PARCEL 1:

UNIT NUMBER 663-GN IN THE PEORIA ROW OF RIVER WEST CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 12, 13, 14, 15, 16 AND 17 IN PHILLIPS AND FAY'S ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "C", TO THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 25, 2002, AS DOCUMENT NUMBER 0021050406, AND AMENDMENT TO DECLARATION RECORDED 12-6, 2002, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF GARAGE SPACE P-12 AND STORAGE SPACE S-12 AND CONCRETE TERRACE, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT "C" TO THE AFORESAID DECLARATION AS AMENDED FROM TIME TO TIME IN COOK COUNTY, ILLINOIS.

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