

MTZ 2029571 AC

UNOFFICIAL COPY

0030169059

1104/0244 83 003 Page 1 of 3
2003-02-04 12:05:48
Cook County Recorder 28.50

WARRANTY DEED



THIS WARRANTY DEED is made this 10th day of January, 2003, by and between MAXINE COHEN, whose address is 712 W. Roscoe #2E, Chicago, IL 60657, (hereinafter referred to as "Grantor", and DOPHKAH COHEN WASMUTH, whose address is 656 W. Buckingham #3E, Chicago, IL 60657, (hereinafter referred to as "Grantee"):

WITNESSETH:

The Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged, hereby grants, bargains, sells, remises, releases, and conveys to the Grantee, all that certain land situate in Cook County, State of Illinois, to-wit:

LEGAL DESCRIPTION:

UNIT 301 IN 656 BUCKINGHAM CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 13 IN BLOCK 1 IN CLARK AND MCCONNELL'S ADDITION TO LAKEVIEW, BEING A SUBDIVISION OF LOTS 31 AND 32 IN PINE GROVE, A SUBDIVISION OF FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, IL; WHICH SURVEY IS ATTACHED AS EXHIBIT 'D' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOC. NO. 25571242 AND AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, IL

PARCEL 14-21-308-060-1005, COMMONLY KNOWN AS: 656 WEST BUCKINGHAM UNIT 3E, CHICAGO, ILLINOIS, 60657.

27
M

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, to have and to hold in fee simple forever.

The Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple, has good right and lawful authority to sell and convey said land, hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2001, conditions, restrictions, easements, limitations and zoning ordinances of record, if any,

MC

and the recorded mortgages, which Grantee herein assumes and agrees to pay.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Witness

[Signature]
MAXINE COHEN

[Signature]
Witness

ADAM SCHNEIDERMAN

[Signature]
MAXINE COHEN

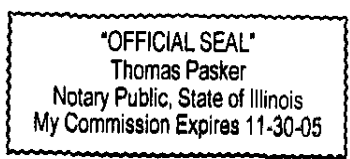
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgment, personally appeared MAXINE COHEN, to me known to be the person described in and who executed the foregoing, and acknowledged before me that he/she executed the same for the purposes set out therein.

WITNESS my hand and official seal in the County and State last aforesaid this, 16th day of January, 2003.

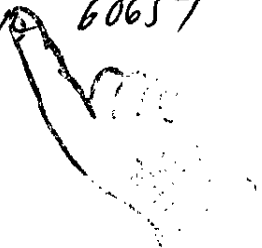
[Signature]
Notary Public
State of IL
My Commission Expires:
11-30-2005

(SEAL)



[Signature]
1-22-03

PREPARED BY A MAIL TO
DOPHKAN C. WASMUTH
656 W BUCKINGHAM #3E
CHICAGO, IL 60657



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 1/24, 2003, Signature: [Signature] Grantor or Agent

Subscribed and sworn to before me by the said this day of 19 Notary Public



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 1/24, 2003, Signature: [Signature] Grantor or Agent

Subscribed and sworn to before me by the said this day of 19 Notary Public



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 a 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.)