

UNOFFICIAL COPY 0030347060

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2003-03-13 11:30:52
Cook County Recorder 26.50

THIS INSTRUMENT PREPARED BY:

SARA J. McMURRAY
ATTORNEY AT LAW
2536 NORTH LINCOLN
CHICAGO, IL 60614



204534310000
10/2

WARRANTY DEED

THE GRANTOR, Ravenswood Properties, Inc., a 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 (\$10.00) Dollars, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS AND WARRANTS unto THADDEUS J. CELIAK, the real estate commonly known as 5225 North Ashland, Unit #2B, Chicago, Illinois, situated in the County of Cook, in the State of Illinois, being hereinafter legally described, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, legally described in Exhibit "A" attached hereto and made a part hereof, TO HAVE AND TO HOLD said premises forever. 2M

ADDRESS: 5225 North Ashland, Unit #2B, Chicago, Illinois
PTIN: 14-08-122-011-0000

DATED this 3rd day of march, 2003

Real Estate Transfer Stamp
\$858.75
City of Chicago
Dept. of Revenue
302207
03/12/2003 12:26 Batch 02240 19

Ravenswood Properties, Inc.
BY: (SEAL)
President
ATTEST: (SEAL)
Secretary

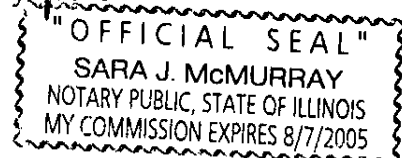
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State, DO HEREBY CERTIFY that Kevin H. Jackson, President and Secretary of Ravenswood Properties, Inc., personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 3rd day of march, 2003.

Notary Public

My commission expires: _____



PARCEL 1:

UNIT #2B IN 5225 NORTH ASHLAND CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 34, 35 AND 36 IN NATHAN AND WOHLLEBEN'S RESUBDIVISION OF LOTS 21 THROUGH 30 INCLUSIVE, IN LOUIS E. HENRY'S SUBDIVISION OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0021191164, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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.

THE TENANT OF THE UNIT, IF ANY, EITHER WAIVED OR FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL TO PURCHASE THE UNIT OR HAD NO RIGHT OF FIRST REFUSAL TO PURCHASE THE UNIT.

MAIL DEED TO:

Regina A. Barresi-Spalla
Hedarty, Kowals & Assoc.
304 W. Touhy
Park Ridge, IL 60068

SEND TAX BILL TO:

Thaddeus Cellak
5225 N. Ashland, Unit 2B
Chicago, IL 60640

