

UNOFFICIAL COPY

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1-73/01 & 82 003 Page 1 of 2
2003-03-31 10:51:41
Cook County Recorder 26.50



0030431792

WARRANTY DEED
(Corporation to Individual)
(Illinois)

THIS AGREEMENT, made this 12 day of March, 2003, between VEGA Development & Construction, 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, party of the first part, and Brian Carmelengo, 3327 N. Claremont, Unit 1, Chicago, Illinois 60618, party of the second part, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

COOK COUNTY
RECORDER
EUGENE "GENE" MOORE
MAR 25 2003

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

PARCEL 1:

Unit 1E in the NORTH SHORE CONDOMINIUMS on a survey of the following described real estate:

LOT 4 IN THE SUBDIVISION OF LOTS 16, 17, AND EAST 1/2 OF LOT 18 IN H.J. WALLINGFORD'S SUBDIVISION OF 15 RODS SOUTH AND ADJOINING THE NORTH 95 RODS OF THE EAST 1/2 OF THE NORTHEAST 1/4, SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, which survey is attached to the Declaration of Condominium made by VEGA Development & Construction, Inc., recorded in the office of the Recorder of Deeds of Cook County, Illinois as Document No. 0020617588 together with its undivided percentage interest in the common elements, in Cook County, Illinois.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-1, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0020617588.

2045913
MERCURY TITLE COMPANY, LLC
E. J. Kroll

"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, 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 THIS UNIT HAS WAIVED THEIR RIGHT OF FIRST REFUSAL.

P.I.N.: 14-17-222-006-0000

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: Covenants, conditions, restriction of record, and public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2000 and subsequent years.

Permanent Real Estate Number(s): 14-17-222-006-0000

Address(es) of Real Estate: 925-27 W. Windsor, Unit 925-1E, Chicago, Illinois

IN WITNESS WHEREOF, said party of the first part 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, the day and year first above written.

VEGA Development & Construction, Inc.

BY: _____
President

ATTEST: _____
Secretary

This instrument was prepared by: Phillip I. Rosenthal, 3700 W. Devon, #E, Lincolnwood, Illinois 60712

MAIL TO:
John Conlin
5701 N. Ashland, #301
Chicago, Illinois 60660

SEND SUBSEQUENT BILLS TO:
Brian Carmelengo
925 W. Windsor, Unit 925-1E
Chicago, Illinois 60640

City of Chicago
Dept. of Revenue
303553
03/28/2003 12:40 Batch 02251 13
Real Estate Transfer Stamp
\$1,770.00



OR RECORDER'S OFFICE BOX NO. _____

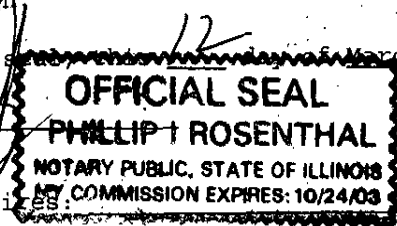
STATE OF ILLINOIS) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Gary Goland is personally known to me to be the President of VEGA Development & Construction, Inc., an Illinois corporation, and Gary Goland is, 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 and delivered the said instrument 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 _____ day of March, 2003.

Notary Public

Commission Expires: _____



STATE TAX
STATE OF ILLINOIS
MAR. 28. 03
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000050389

REAL ESTATE TRANSFER TAX
0023600
FP326660

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX
MAR. 28. 03
REVENUE STAMP

0000099523

REAL ESTATE TRANSFER TAX
0011800
FP326670