

UNOFFICIAL COPY



0310801332

Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 04/18/2003 02:24 PM Pg: 1 of 2

Special Warranty Deed Statutory (Illinois) Corporation to Individual

The GRANTOR, **O & A Development, Inc.**, an Illinois corporation

1276071
1/2

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 & 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to

Mary Anne Clark, of 3740 N. Keele Ave., Chicago, IL 60641

all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

Parcel 1: Unit 2N in the 4637-39 North Central Park Condominiums as delineated on a Survey of the following described real estate: Lots 7 and 8 in ~~Bostrum's~~ ~~Subdivision~~ of Block 6 in Clark's Subdivision of the Northwest 1/4 of the Northeast 1/4 of Section 14, Township 40 North, Range 13, East of the Third Principal Meridian, which Survey is attached as Exhibit "D" to the Declaration of Condominium recorded as Document No. 0030389463, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2: The exclusive right to the use of P-3, a limited common element, as delineated on the Survey attached to the Declaration of Condominium aforesaid.

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.

SUBJECT TO: General real estate taxes for 2003 and subsequent years.

Permanent Real Estate Index Number(s): 13-14-208-002-0000 (affects underlying land)

Address(es) of Real Estate: 4637-39 N. Central Park Ave., Unit 2N, Chicago, IL 60625

ATGF, INC.

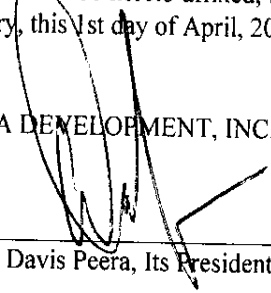
STATE OF ILLINOIS	
STATE TAX	REAL ESTATE TRANSFER TAX
	APR.-7.03
# 0000040186	0024200
	FP326652

COOK COUNTY	
REAL ESTATE TRANSACTION TAX	
COUNTY TAX	REAL ESTATE TRANSFER TAX
	APR.-7.03
# 0000040045	0012100
REVENUE STAMP	FP326665

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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 1st day of April, 2003.

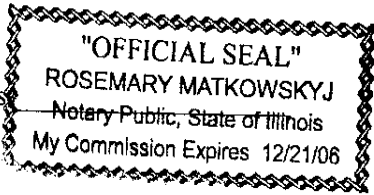
O & A DEVELOPMENT, INC.

By: 
Davis Peera, Its President & Secretary

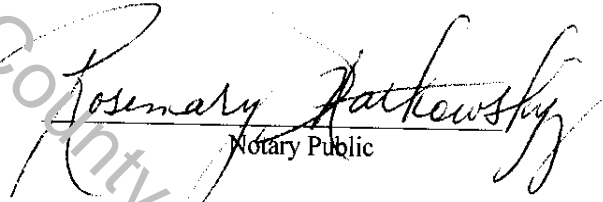
State of Illinois)
) ss.
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Davis Peera, personally known to me to be the President and Secretary of O & A Development, Inc., and 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 as such President and Secretary, he 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 his 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 seal, this 1st day of April, 2003.





Commission expires


Notary Public

This instrument prepared by: Law Offices of Kulas & Kulas, 2329 W. Chicago, Chicago, Illinois 60622



CITY TAX	
	APR.-7.03
REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	
# 0000034307	
REAL ESTATE TRANSFER TAX	00900.00
	FP326650

CITY TAX	
	APR.-7.03
REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	
# 0000034307	
REAL ESTATE TRANSFER TAX	00915.00
	FP326650

Mail to:

Guy M. Karm, Esq.
750 West Northwest Highway
Arlington Heights, Illinois 60004

Send subsequent tax bills to:

Mary Anne Clark
4637-39 N. Central Park Ave., Unit 2N
Chicago, Illinois 60625