

UNOFFICIAL COPY

WARRANTY DEED

ILLINOIS STATUTORY
CORPORATION TO INDIVIDUAL

MAIL TO

Christine Lee
135 S. LaSalle St.
Suite 2300
Chicago, IL 60603



Eugene "Gene" Moore Fee: \$28.50
Cook County Recorder of Deeds
Date: 04/29/2003 02:11 PM Pg: 1 of 3

NAME/ADDRESS OF TAXPAYER:

Jason L. Annes
2617 W. Evergreen
Unit 2W
Chicago, IL 60622

RECORDER'S STAMP

THE GRANTOR, 2617 W. EVERGREEN CORPORATION, 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 the consideration of TEN AND 00/100THS 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 unto Jason L. Annes, all

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

SEE LEGAL ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Index Number: 16-01-223-015 and 16-01-223-016

Commonly Known: Unit 2W, 2617-19 W. Evergreen, Chicago, Illinois 60622

SUBJECT TO, IF ANY: Covenants, conditions, easements and restrictions of record; general real estate taxes for the year 2002 and subsequent years.

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 25th day of April, 2003.

2617 W. EVERGREEN CORPORATION,
an Illinois corporation

BY: Krzysztof Miscirowicz
KRZYSZTOF MISCIEREWICZ, Its President

ATTEST: Kazimierz Borawski
KAZIMIERZ BORAWSKI, Its Secretary

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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 KRZYSZTOF MISCIEREWICZ, personally known to me to be the President and KAZIMIERZ BORAWSKI personally known to me to be the Secretary of 2617 W. EVERGREEN 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 as President and Secretary of said corporation, and caused the corporate seal to said corporation to be affixed hereto, 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 25th day of April, 2003.




John E. Lovestrand
 Notary Public


My commission expires: 9-4-2006

This instrument prepared by: John E. Lovestrand
 PALMISANO & LOVETRAN
 79 West Monroe Street, Suite 826
 Chicago, Illinois 60603

City of Chicago
 Dept. of Revenue
 306221
 04/28/2003 14:15 Batch 02573 19




Real Estate
 Transfer Stamp
 \$1,725.00

COUNTY TAX
COOK COUNTY
 REAL ESTATE TRANSACTION TAX

 APR. 28. 03
 REVENUE STAMP

0000101598

REAL ESTATE TRANSFER TAX
00115.00
FP326670

STATE TAX
STATE OF ILLINOIS

 APR. 28. 03
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

0000050629

REAL ESTATE TRANSFER TAX
00230.00
FP326669

UNOFFICIAL COPY**LEGAL DESCRIPTION****PARCEL 1:**

UNIT 2W IN THE 2617 W. EVERGREEN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 7 AND 8 IN HUMBOLT PARK RESIDENCE ASSOCIATION SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS: WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT _____, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P - 4, A LIMITED COMMON ELEMENT, AND STORAGE SPACE S- 5, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT _____.

**P.I.N.: 16-01-223-015 and 16- 01-223-016
ADDRESS: 2617-19 W. EVERGREEN, UNIT 2W, CHICAGO, ILLINOIS 60622**

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 HAD NO RIGHT OF FIRST REFUSAL.

SUBJECT TO: (1) general real estate taxes not due and payable at the time of closing; (2) the Act and Code; (3) the Condominium Documents, including all amendments and exhibits thereto; (4) applicable zoning and building laws and ordinances; (5) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (6) utility easements, if any, whether recorded or unrecorded; (7) covenants, conditions, restrictions, encroachments and easements of record.