

UNOFFICIAL COPY

WARRANTY DEED

2041045 174 1000



0312047105

Eugene "Gene" Moore Fee: \$26.50
Cook County Recorder of Deeds
Date: 04/30/2003 09:38 AM Pg: 1 of 2

THE GRANTOR Gavin Construction Company, Inc.,
an Illinois 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 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS in fee simple unto

Eric D. Bratt, as single person of 917 West Armitage, #3F, Chicago, Illinois 60614

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

See reverse hereof for Legal Description

Permanent Index Number: 17-06-417-027-0000
Address of Real Estate: 1754 West Augusta, Unit 1
Chicago, Illinois 60622

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

TO HAVE AND TO HOLD said premises FOREVER.

Said Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the Grantor has caused its name to be signed by these presents by its Authorized Representative this 14th day of March, 2003.

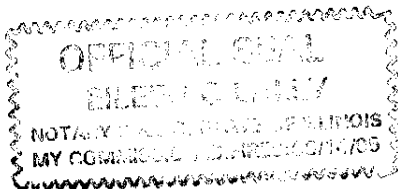
Gavin Construction Company, Inc.
an Illinois corporation

By: [Signature]
Authorized Representative

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that John Gavin, Authorized Representative of Gavin Construction Company, Inc., 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 he signed, sealed and delivered said instrument as his free and voluntary act, and as the free and voluntary act of Gavin Construction Company, Inc., for the uses and purposes therein set forth.

Given under my hand and official seal, this 14th day of March, 2003. ✓



C. C. Lally
NOTARY PUBLIC

My commission expires on 8/14/05

UNOFFICIAL COPY

LEGAL DESCRIPTION

PARCEL 1:

UNIT 1 IN THE 1754 WEST AUGUSTA CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 21 IN HARDIN'S SUBDIVISION OF BLOCK 12 IN JOHNSTON'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 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 NO. 0020931114, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-1 ~~AND STORAGE SPACE S-1~~, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0020931114.

"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."

Subject to: covenants, conditions, and restrictions of record; public and utility easements; general real estate taxes for the year 2001 and subsequent years

THIS PROPERTY IS NOT HOMESTEAD PROPERTY.

Permanent Index Number: 17-06-417-027-0000

Address of Real Estate: 1754 West Augusta, Unit 1, Chicago, Illinois 60622

At the time of conversion of the Property, there were no existing tenants within the building and, therefore, no notices were delivered to tenants. As such, no tenants had any rights of refusal.

This instrument was prepared by: Eileen C. Lally, One East Wacker Drive,
Suite 2920 Chicago Illinois 60601

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



APR. 22. 03

REVENUE STAMP

0000101182

REAL ESTATE
TRANSFER TAX

00156.00

FP 326670

STATE TAX

STATE OF ILLINOIS



APR. 22. 03

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

000051201

REAL ESTATE
TRANSFER TAX

00312.00

FP 326660

MAIL TO:

Lawrence H. Leavitt
79 West Monroe
Suite 912
Chicago, Illinois 60603

SEND SUBSEQUENT TAX BILLS TO:

Eric D. Bratt
1754 West Augusta, Unit 1
Chicago, Illinois 60622

City of Chicago
Dept. of Revenue
305765



Real Estate
Transfer Stamp
\$2,340.00

04/22/2003 11:51 Batch 02267 19