

UNOFFICIAL COPY



0313341046

Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 05/13/2003 10:12 AM Pg: 1 of 3

WARRANTY DEED

THE GRANTOR:

ADDISON STATION LLC

an Illinois Limited Liability Company of the City of Chicago, State of Illinois for and in consideration of the sum of TEN (\$10.00) and NO/100 DOLLARS and other good and valuable considerations, in hand paid, CONVEYS AND WARRANTS to

NIDAY
WADE AND REBECCA NIDAY, 1807 W. ADDISON ST., UNIT #1E, CHICAGO, IL 60613

husband and wife, not as Joint Tenants or as Tenants in Common, but as TENANTS BY THE ENTIRETY, the following described Real Estate situation in the County of Cook, State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises as husband and wife, not as Joint Tenants or Tenants in Common but as Tenants by the Entirety forever.

Permanent Index Numbers: PART OF 14-19-402-010-0000 and 14-19-402-011-0000
Address of Real Estate: Unit 1807-1E and P-04, 1807 W. Addison Street, Chicago, IL 60613

SUBJECT TO: (1) real estate taxes not yet due and payable; (2) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing; (3) applicable zoning and building laws or ordinances; (4) encroachments, utility easements, covenants, conditions, restrictions, easements, and agreements of record; (5) the Declaration and all amendments and exhibits thereto; (6) the provisions of the Act; (7) acts done or suffered by Buyer, or anyone claiming, by, through, or under Buyer; and (8) liens and other matters as to which the Title Insurer (as hereinafter defined) commits to insure Buyer against loss or damage.

THE TENANT OF THE UNIT HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

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 PROVISION OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Managing Member this 15th day of April, 2003.

ADDISON STATION LLC,
an Illinois Limited Liability Company

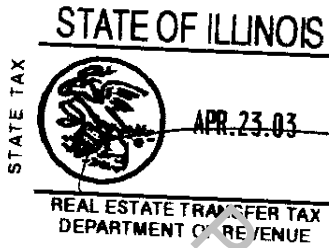
By: *Steven V. Frytz*
Steven V. Frytz, Manager

BOX 333-111

8101779 23040776 103 new unit no additional CT

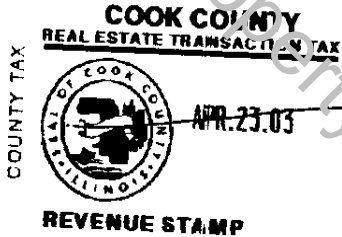
3/ AE

UNOFFICIAL COPY

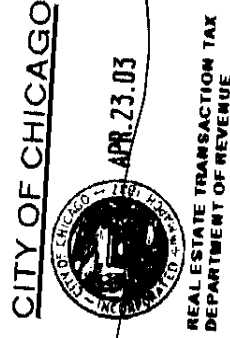


REAL ESTATE TRANSFER TAX
00915.00
FP 102808

REAL ESTATE TRANSFER TAX
02362.50
FP 102805



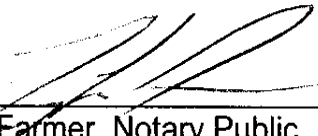
REAL ESTATE TRANSFER TAX
00157.50
FP 102802



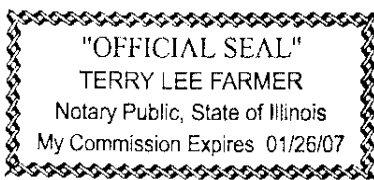
State of Illinois)
County of Cook)

I, Terry Lee Farmer, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Steven V. Frytz, Manager of ADDISON STATION LLC, 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 the said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 15th day of April, 2003.


Terry Lee Farmer, Notary Public
My Commission expires January 26, 2007

THIS INSTRUMENT WAS PREPARED BY
Dewey D. Suster
856 W. Buena Avenue
Chicago, IL 60613



MAIL TO

VITO M. EVOLA
9801 W. HIGGINS
PERMONT, IL 60018

SEND SUBSEQUENT TAX BILLS TO

WADE NIDAY
1807 W. ADDISON
CHICAGO, IL 60613

UNOFFICIAL COPY

LEGAL DESCRIPTION:

UNIT 1807-1E and P-04

In the Addison Station Condominium as delineated on a survey of the following described land: Lots 1, 2, 3, 4, 5, 6 and 7 (except the West 11.97 feet and the North 90 feet of the East 7.5 feet of the West 19.47 feet of Lot 7) in Ford's Subdivision of Blocks 27, 28, 37 and 38 in the Subdivision of Section 19, Township 40 North, Range 14, East of the Third Principal Meridian (except the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and the East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ thereof) East of the Third Principal Meridian; which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document Number 0020851106 together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Property Index Numbers:

Part of: 14-19-402-010-0000
14-19-402-011-0000

Cook County Clerk's Office