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0313741073

Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 05/19/2003 07:51 AM Pg: 1 of 3

WARRANTY DEED

This Indenture, made this 16th day of April, 2003, between Kelegan Incorporated an Illinois Corporation created and existing under the State of Illinois 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 Sheila McShane of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten 00/100 Dollars (10.00) and good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the President and Secretary thereof, by these presents does REMISE, RELEASE, ALIEN, CONVEY and WARRANT unto the party of the second part and to her heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois unknown and described as follows, to wit:

LEGAL DESCRIPTION OF UNIT AND PARKING SPACE:

PARCEL 1: UNIT 2 IN THE 1422 NORTH MOHAWK CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 9 IN ASSESSORS DIVISION OF LOTS 2, 3, 4, 5, AND 6 IN BLOCK 5 OF STATE BANK OF ILLINOIS ADDITION TO CHICAGO, A SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 6, 1869 IN BOOK 170 OF MAPS, PAGE 174, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0310522008, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF #2, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0310522008.

Together with all and singular the hereditament and appurtenances thereunto belonging, or in anyway appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand

whatsoever, of the party of the first part, either in law or in equity, of, in and to the above described premises, against all

SP 9405040 NB/Walk on CTX

144

3
2

BOX 233-CT1

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persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

- (a) General real estate taxes not yet due and for subsequent years not yet due, including taxes which may accrue by reason of new or additional improvements during the year of closing;
- (b) Easements, covenants, restrictions, agreements, conditions, and building lines of record and party wall rights;
- (c) The Declaration for the 1422 North Mohawk Condominium, including matters relating to the 1422 North Mohawk Condominium ("the Declaration"): including all Exhibits thereto, as amended from time to time;
- (d) The Illinois Condominium Property Act;
- (e) The Plat of Survey attached as Exhibit "D" to the Declaration aforesaid;
- (f) Applicable Zoning and Building Laws and Ordinances;
- (g) Roads and Highways, if any;
- (h) Unrecorded public utility easements, if any;
- (i) Grantee's Mortgage, if any;
- (j) Plats of dedication and covenants thereof, if any;
- (k) Acts done or suffered by Grantee, or anyone claiming under the Grantee.

Permanent Real Estate Index Number(s): 17-04-121-041-0000


Address of Real Estate: 1422 N. Mohawk Street, Unit #2 & P2, Chicago, Illinois 60610.

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.

CITY OF CHICAGO

CITY TAX



APR. 29. 03

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

# 0000000820	REAL ESTATE TRANSFER TAX
	0307500
	FP 102805

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IN WITNESS WHEREOF, the affiant has caused his signature to be affixed hereto, this 16th day of April, 2003.

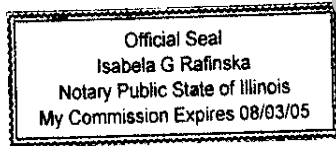
KELEGAN INCORPORATED
an ILLINOIS CORPORATION.

By: *Neil Egan*
PRESIDENT: NEIL EGAN

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 NEIL EGAN personally known to me to be the President of KELEGAN INCORPORATED 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 severally acknowledged that he signed and delivered the said instrument as PRESIDENT KELEGAN INCORPORATED 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 official seal, this 16th day of April, 2003.



Isabela G. Rafinska
NOTARY PUBLIC

Send Subsequent Tax Bills to:

Sheila McShane
Name
1422 N Mohawk ST #2
Address
CHICAGO, IL 60610
City, State and Zip


Send Deed To:

Neal Ross
Name
233 E. ERIE #203
Address
CHICAGO, IL 60611
City, State and Zip

Prepared by:

John D. Colbert
Attorney at Law
2724 North Lincoln Avenue
Chicago, Illinois 60614
773-435-0173

STATE OF ILLINOIS


STATE TAX  APR. 29.03

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

507870000 # 00006405

REAL ESTATE TRANSFER TAX
0041000
FP 102808

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX  APR. 29.03

REVENUE STAMP

955870000 # 000068556

REAL ESTATE TRANSFER TAX
0020500
FP 102802