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0318940305

Eugene "Gene" Moore Fee: \$32.00
Cook County Recorder of Deeds
Date: 06/18/2003 01:48 PM Pg: 1 of 5

This Instrument Prepared by:

Nick Helmer Jr
500 N. Michigan Avenue
Suite 300
Chicago, IL 60611

±03-08932

After Recording Return to and Send Subsequent Tax Bills to:

Mark S. Coyne
2911 N. Western #112
Chicago IL, 60618



1283

WARRANTY DEED

This Warranty Deed is made as of the 24th day of April, 2003, by and between **DONALD L. MCGADY** ("Grantor"), whose address is 7827 Pine Parkway, Darien, Illinois, and **JAMES COYNE**, ("Grantee") a single man, with an address at 2911 N. Western Avenue Unit 112, Chicago, Cook County, Illinois.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by the Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does GRANT AND CONVEY with special warranty covenants unto Grantee, and its successors and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois.

SEE ATTACHED EXHIBIT A

This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in the Declaration the same as though the provisions of the Declaration were recited and stipulated at length herein.

TOGETHER WITH all hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion or reversions, remainder or remainders, improvements fixtures affixed or attached to, or situated upon or acquired or used in connection therewith, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises;

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee, forever.

And Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee, its successors and assigns, that during Grantor's ownership of the Premises Grantor has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND FOREVER DEFEND, the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, for the time period Grantor owned the Property subject only to: (a) general real estate taxes not due and payable as of the date hereof; (b) the Illinois Condominium Property Act, as amended; (c) the City of Chicago Condominium Code; (d) the Declaration, including all amendments and exhibits thereto;

(6)

Lawyers Title Insurance Corporation

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Property of Cook County Clerk's Office

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX

JUN. -5.03

0000104163

REAL ESTATE TRANSFER TAX
00137.50
FP326670

REVENUE STAMP

STATE TAX

STATE OF ILLINOIS

JUN. -5.03

0000052067

REAL ESTATE TRANSFER TAX
00275.00
FP326660

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

City of Chicago Real Estate
 Dept. of Revenue Transfer Stamp
 309257 \$2,062.50
 06/04/2003 11:01 Batch 02292 4



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(e) applicable zoning and building laws and ordinances and other ordinances of record; (f) encroachments, if any; (g) acts done or suffered by Grantee or anyone claiming by, through or under Grantee; (h) utility easements, if any, whether recorded or unrecorded; (i) leases and licenses affecting the common elements; (j) covenants, conditions, restrictions, permits, easements and agreements of record; and (k) liens and other matters of title over which Lawyers Title Insurance Company is willing to insure without cost to Grantee.

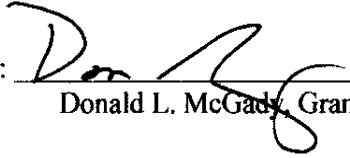
[SIGNATURE ON FOLLOWING PAGE]

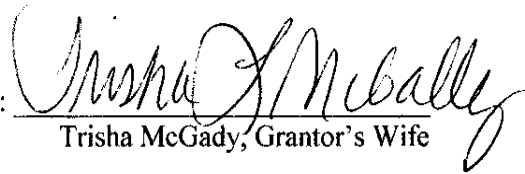
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IN WITNESS WHEREOF, Grantor has signed these presents as of the day and year first above written. Trisha McGady, Grantor's wife, executes this deed for the sole purpose of releasing any homestead rights she may have in the Property.

By:

By: 
Donald L. McGady, Grantor

By: 
Trisha McGady, Grantor's Wife

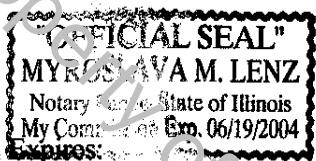
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STATE OF ILLINOIS)
 P. 2 PAGE 2) SS
 COUNTY OF COOK)

I, the undersigned , a Notary Public in and for the County and State aforesaid, do hereby certify that Donald L. McGady and Trisha McGady 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 acknowledged that they signed and delivered the said instrument as their own free and voluntary act for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 24th day of April, 2003.



Myroslava Lenz

 Notary Public

My Commission Expires: _____

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Property Address: 2911 N. WESTERN AVE-UNIT 112
CHICAGO, IL 60618

PIN #: 14-30-116-023-1011

Parcel 1: Unit No. 112 in the River Walk Lofts Condominium, together with its undivided percentage interest in the common elements, as defined and delineated in the Declaration of Condominium recorded as Document Number 00170100, as amended from time to time, in Section 30, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: The exclusive right to the use of P-02, a limited common element, as delineated on the survey attached to the Declaration aforesaid recorded as Document Number 00170100.

Parcel 3: A non-exclusive easement for the benefit of Parcel 1 for ingress and egress, use and enjoyment upon the Property as defined, described and declared in the Declaration of easements and covenants recorded as Document Number 00170099.