

UNOFFICIAL COPY



Chicago Title Insurance Company

**WARRANTY DEED
ILLINOIS STATUTORY
(Corporation to Individual)**



0317814201
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 06/27/2003 01:28 PM Pg: 1 of 3

2046671 MTC
Tmn 10fall

THE GRANTOR, Wharton Group, L.L.C., 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 and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, **CONVEY(S)** and **WARRANT(S)** to Kevin T. O'Malley and Kimberly Parker *not as tenants in common, but as joint tenants* (GRANTEE'S ADDRESS) 4164 North Lincoln Avenue, Chicago, Illinois 60618

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

City of Chicago
Dept. of Revenue
Real Estate Transfer Stamp
311524
\$2,850.00
06/27/2003 08:58
Batch 02209 12

SUBJECT TO:

Permanent Real Estate Index Number(s): [REDACTED]
Address(es) of Real Estate: 4164 North Lincoln Avenue, Unit 4N &G2, Chicago, Illinois 60618

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Member/Managerq, and attested by its Attorney this 19th day of June, 2003.

Wharton Group, L.L.C.

By MFR
Paul Franklin
Member/Managerq

Attest Michelle
Michelle A. Laiss
Attorney

STATE OF ILLINOIS	
STATE TAX	JUN. 26. 03
REAL ESTATE TRANSFER TAX	
# 000005320	0038000
FP326660	

COOK COUNTY REAL ESTATE TRANSACTION TAX	
COUNTY TAX	JUN. 26. 03
REAL ESTATE TRANSFER TAX	
# 0000106326	0019000
FP326670	

M.G.R. TITLE

UNOFFICIAL COPYSTATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Paul Franklin, personally known to me to be the Member/Manager of the Wharton Group, L.L.C., and Michelle A. Laiss, personally known to me to be the Attorney of said corporation, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such Paul Franklin and Member/Manager they signed and delivered the said instrument 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 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 19th day of June 15 2003



Cynthia Ramirez (Notary Public)

Prepared By: Michelle A. Laiss
1530 West Fullerton
Chicago, Illinois 60614

Mail To:
Paul Kolpak
6767 North Milwaukee, Suite 202
Niles, Illinois 60714

Name & Address of Taxpayer:
Kevin T. O'Malley and Kimberly Parker
4164 North Lincoln Avenue
Chicago, Illinois 60618

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LEGAL DESCRIPTION

PARCEL 1:
UNIT 4N AND G-2, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 4164 NORTH LINCOLN AVENUE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT 0316810029 FALLING IN PART OF LOTS 235 AND 236 IN RUDDOLPH'S SUBDIVISION OF BLOCK 4 AND 5 IN W.B. OGDEN'S SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
THE EXCLUSIVE RIGHT TO STORAGE SPACE S-4N A LIMITED COMMON ELEMENT AS DELINEATED AND DEFINED ON THE SURVEY OF THE THE ABOVE DESCRIBED PARCEL AND ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0316810029.

PIN#14-18-319-038
14-18-319-039

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.

P.I.N. 14-18-319-038-000 & 14-18-319-039-000
4164 North Lincoln Avenue, Unit 4N and G-2, Chicago, Illinois 60618