

UNOFFICIAL COPY

2045958MTCLaSalle

WARRANTY DEED CORPORATION GRANTOR



Eugene "Gene" Moore Fee: \$28.00 Cook County Recorder of Deeds Date: 06/30/2003 03:08 PM Pg: 1 of 3

The Grantor, SCHAEFER BUILDING CORP., 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 and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, and

pursuant to the authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to JOHN OBRECHT AND DAVID OBRECHT of 1225 W. Barry, Chicago, IL 60657 not in Tenancy in Common but in JOINT TENANCY, the following described real estate situated in the County of Cook and State of Illinois, to wit:

3

SEE ATTACHED LEGAL DESCRIPTION RIDER FOR DEED

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 not in tenancy in common, but in JOINT TENANCY forever.

PIN: 14-17-103-025

COMMONLY KNOWN AS: 4700-02 N. MALDEN/1310-14 W. LELAND UNIT 1312-3, CHICAGO, IL 60640

IN WITNESS WHEREOF, said Grantor has caused its name to be signed by these presents by its President and attested by its President, this 27th day of June 2003.

City of Chicago Dept. of Revenue 311822 06/30/2003 13:31 Batch 02210 45 \$1,425.00 Real Estate Transfer Stamp



SCHAEFER BUILDING CORP., an Illinois corporation

By: [Signature] SCOTT SCHAEFER, President

M.G.R. TITLE

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This Instrument Prepared By:

HAL A. LIPSHUTZ  
1120 W. BELMONT AVE.  
CHICAGO, IL 60657-3313

Send subsequent tax bills to:

JOHN OBRECHT AND DAVID OBRECHT  
4700-02 N. MALDEN, UNIT 1312-3  
CHICAGO, IL 60640



MAIL TO:

LAWRENCE BROWN

JOHN OBRECHT, 1312 LELAND (A3)  
~~4700-02 N MA~~ CHICAGO IL 60640

~~4868 DEMPSTER, SKOKIE, IL 60077~~

STATE OF ILLINOIS )

) SS:

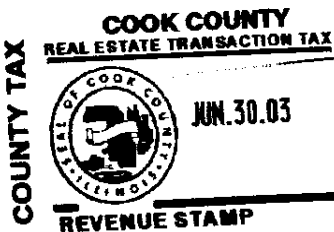
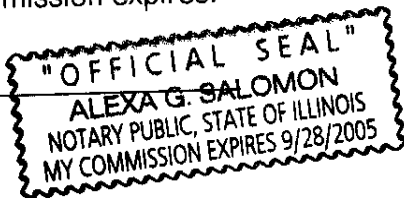
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that SCOTT SCHAEFER, PRESIDENT OF SCHAEFER BUILDING CORP., an Illinois corporation, 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 and delivered such instrument as his own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes set forth therein.

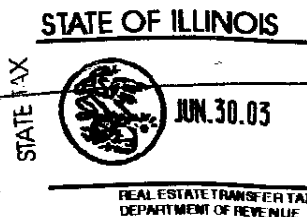
GIVEN under my hand and notarial seal, this 27th day of June 2003.

*Alexa G. Salomon*  
Notary Public

My commission expires:



REAL ESTATE TRANSFER TAX
00095.00
FP326670



REAL ESTATE TRANSFER TAX
00190.00
FP326660

# UNOFFICIAL COPY

## LEGAL DESCRIPTION RIDER FOR DEED

PARCEL 1: UNIT 1312-3 IN THE MALDEN PLACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 1 IN M.C. ANDERSON'S SECOND RESUBDIVISION OF LOTS 155 AND 156 IN SHERIDAN DRIVE SUBDIVISION BEING A SUBDIVISION OF THE NORTH 3/4 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 17, WHICH LIES NORTH OF THE SOUTH 800 FEET THEREOF AND EAST OF GREEN BAY ROAD IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0030490053 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S1312-3, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0030490053.

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.

THIS DEED IS FURTHER SUBJECT TO: (a) general real estate taxes not due and payable at the time of Closing; (b) applicable zoning, building laws and ordinances; (c) the limitations and conditions imposed by the Act; (d) the limitations and conditions imposed by the Municipal Code of Chicago; (e) the Condominium Documents including all amendments and exhibits thereto; (f) covenants, conditions, declarations, restrictions and building lines of record; (g) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (h) encroachments, if any, as shown on the Plat of Survey to be attached as Exhibit "D" to the Declaration; (i) public utility easements; (j) installments due after Closing for assessments levied pursuant to the Declaration; (k) private easements; (l) party wall rights and agreements (m) matters over which the title company has agreed to insure.

GRANTOR CERTIFIES THAT NOTICE OF INTENT AS REQUIRED BY SECTION 30 OF THE ILLINOIS CONDOMINIUM PROPERTY ACT WAS NOT SERVED AS THERE WERE NO TENANTS AT THE PROPERTY.

PIN: 14-17-103-025

COMMONLY KNOWN AS: 4700-02 N. MALDEN/1310-14 W. LELAND  
UNIT 1312-3, CHICAGO, IL 60640