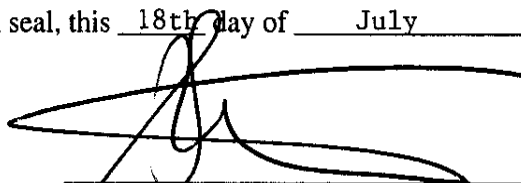


UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that RENATA MACKOWIAK, personally known to me to be the President and Secretary of RPM PROPERTY DEVELOPMENT, INC., an Illinois corporation, 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 as such President and Secretary she signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation, as her 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 18th day of July, 2003.



NOTARY PUBLIC



Mail To:

MASSIMO MANCUSO
4461 W. HUTCHINSON
CHICAGO IL 60641

~~Christopher Koziol~~
~~6060 N. Milwaukee Ave~~
~~Chicago, Illinois 60646~~

Name and Address of Taxpayer:

Massimo Mancuso
4741-2. N. Hamlin Ave.
Chicago, IL 60625


Prepared By:

Law Offices of Steven E. Moltz
79 West Monroe, Suite 826
Chicago, Illinois 60603


City of Chicago
Dept. of Revenue
313551
07/21/2003 13:46 Batch 02538 30



Real Estate
Transfer Stamp
\$997.50

STATE TAX
STATE OF ILLINOIS
 JUL. 21. 03
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

000053995
REAL ESTATE
TRANSFER TAX
0013300
FP326660

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
 JUL. 21. 03
REVENUE STAMP

0000107921
REAL ESTATE
TRANSFER TAX
0006650
FP326670

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LEGAL DESCRIPTION

PARCEL ONE:

UNIT 4741-2 IN THE HAMLIN-GIDDINGS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 16, 17, 18, AND 19 IN BLOCK 1 IN ROBERT S. DISNEY'S IRVING PARK SUB-BLOCK OF THE WEST 25 ACRES OF THE EAST ½ OF THE OF THE NORTHWEST ¼ OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE EAST 12 RODS OF THE SOUTH 40 RODS THEREOF) IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0021324950 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL TWO:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-20, A LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT 0021324950.

PARCEL 3:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-16, A LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT 0021324950.

ADDRESS: UNIT 4741-2,
4741-43 N. HAMLIN AVE., 3750-58 W. GIDDINGS ST.,
CHICAGO, ILLINOIS 60625

P.I.N: 13-14-104-013-0000

SUBJECT TO: (A) GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING; (B) THE ACT; (C) THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 2, 2002, AS DOCUMENT NUMBER 0021324950 INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO, THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN; (D) APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES; (E) COVENANTS, CONDITIONS, RESTRICTIONS, ENCROACHMENTS AND EASEMENTS OF RECORD (NONE OF WHICH SHALL IN ANY WAY AFFECT THE USE AND OCCUPANCY OF THE PURCHASED UNIT); (F) ACTS DONE OR SUFFERED BY PURCHASER OR ANYONE CLAIMING THROUGH PURCHASER; (G) UTILITY EASEMENTS,

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WHETHER RECORDED OR UNRECORDED; (H) LIENS AND OTHER MATTERS OF TITLE OVER WHICH THE TITLE INSURER (AS HEREINAFTER DEFINED) IS WILLING TO INSURE OVER WITHOUT COST TO PURCHASER; (I) EXISTING LEASES AND TENANCIES.

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.

STRIKE 2 OF 3

- 56w
1. THE TENANT OF THE UNIT HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.
 2. ~~THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL.~~
 3. ~~THE PURCHASER OF THE UNIT WAS THE TENANT OF THE UNIT PRIOR TO THE CONVERSION OF THE BUILDING TO A CONDOMINIUM~~

Cook County Clerk's Office