

UNOFFICIAL COPY



Chicago Title Insurance Company

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



0320435047

Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 07/23/2003 07:41 AM Pg: 1 of 4

C.T.I./W

18150346
23103590

THE GRANTOR, 257 W Washington LLC, 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 Daniel A Whitford

(GRANTEE'S ADDRESS) 1162 S. Oak Park Ave, 2E, Oak Park, Illinois 60304

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

See Exhibits A and B attached hereto and made a part hereof

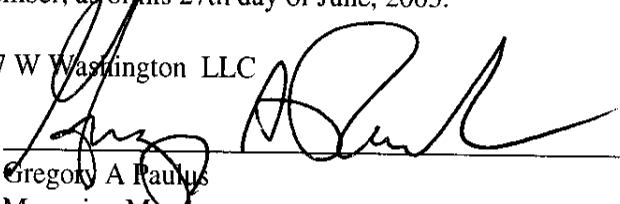
SUBJECT TO: Covenants, conditions and restrictions of record; private, public and utility easements; roads and highways; party wall rights and agreements; and general taxes for the year 2002 and subsequent years.

Permanent Real Estate Index Number(s): 16-08-319-002-0000

Address(es) of Real Estate: 257 W Washington Unit 9, Oak Park, Illinois 60302

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its Managing Member, as of this 27th day of June, 2003.

257 W Washington LLC

By 
Gregory A Paulus
Managing Member



Oak Park

JUN.26.03

000003415

REAL ESTATE TRANSFER TAX
0084000
FP 102801

BOX 333-CTI

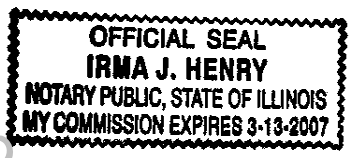
UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF Cook SS.

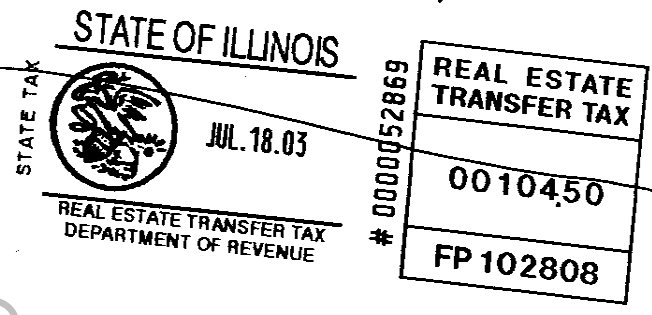
I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Gregory A Paulus, personally known to me to be the Managing Member of the 257 W Washington LLC, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such Gregory A Paulus and Managing Member he signed and delivered the said instrument 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 27th day of June 2003

Irma J. Henry (Notary Public)



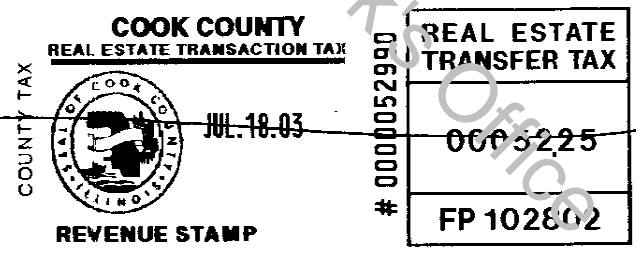
Prepared By: Scott C. Haugh
525 Dee Street
Roselle, Illinois 60172



Mail To:
~~Daniel A Whitford~~
~~1162 S. Oak Park Ave, 2E~~
~~Oak Park Illinois 60304~~

DAN G ROUSAKIS
7627 W. LAKE ST.
SUITE 203
RIVER FOREST, ILLINOIS
60305

Name & Address of Taxpayer:
Daniel A Whitford
257 W Washington Unit 9
Oak Park, Illinois 60302



UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

UNIT NUMBER 9 IN THE 257 WEST WASHINGTON CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 1 (EXCEPT THE EAST 40 FEET), ALL OF LOT 2 AND THE EAST 10 FEET OF LOT 3 IN BLOCK 8 IN CLOSE'S SUBDIVISION OF THE EAST ½ OF THE WEST ½ OF THE WEST ½ OF THE SOUTHWEST ¼ AND LOTS 16 TO 23 INCLUSIVE IN BLOCK 45, LOTS 1 TO 11 INCLUSIVE IN BLOCK 48, LOTS 1 TO 13 INCLUSIVE AND THE SOUTH 25 FEET OF LOT 14 IN BLOCK 55 AND LOT 23 IN RESUBDIVISION OF BLOCK 58 IN RIDGELAND IN THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 08, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 30, 2002 AS DOCUMENT NUMBER 0020491315: TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P9, LIMITED COMMON ELEMENTS, AS DELINEATED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0020491315 AND THE SURVEY ATTACHED THERETO.

PIN 16 08 319 002 0000

COMMONLY KNOWN AS: 257 W WASHINGTON, UNIT 9, OAK PARK, ILLINOIS

UNOFFICIAL COPY

Exhibit 'B'

ADDENDUM TO WARRANTY DEED FOR 257 WEST WASHINGTON, UNIT #9

THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL.

"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."



Gregory A. Paulus
Managing Member
257 W Washington, LLC

County Clerk's Office