

UNOFFICIAL COPY

WARRANTY DEED

THIS INDENTURE
WITNESSETH,

(1/2)
4324666

That the Grantor, **5948 N. Paulina, L.P.**, an Illinois limited partnership, duly organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State where the following described real estate is located,



Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 07/24/2003 12:10 PM Pg: 1 of 4

THE ABOVE SPACE FOR RECORDER'S USE ONLY

4324666 *PS*

for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, and pursuant to authority given by the General Partner of said limited partnership, CONVEYS and WARRANTS to JENNIFER ZIELKE, the following described real estate, to-wit:

~~UNIT 1S IN PAULINA RIDGE CONDOMINIUMS, AS DELINEATED ON A SURVEY ATTACHED TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER _____, BEING A PORTION OF:~~

see attached

~~LOT 49 AND THE SOUTH 10 FEET OF LOT 50 IN BUENA VISTA ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.~~

TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS DELINEATED AND DEFINED IN THE DECLARATION AS AMENDED FROM TIME TO TIME.

COMMONLY KNOWN AS: 5952 N. Paulina, Unit 1S , Chicago, Illinois

Grantor also hereby Grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit 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 land 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.

SUBJECT TO: (a) general real estate taxes not due and payable at the time of Closing; (b) the Condominium Property Act of Illinois (the "Act") and the Condominium Ordinance of the Chicago Municipal Code (the "Code"), including all amendments thereto; (c) the Declaration of Condominium and the bylaws of the Condominium Association, including all amendments thereto; (d) applicable zoning and building laws and ordinances; (e) special taxes or assessments for improvements not yet completed and other assessments or installments thereof, including any assessments established by or implied from the Declaration or amendments thereto; (f) public, private and utility easements recorded at any time prior to Closing; (g) covenants, conditions, restrictions, agreements, building lines and encroachments of record; (h) acts done or suffered by Grantee or anyone claiming through Grantee; (i) utility easements, whether recorded or unrecorded; and (j) liens and other matters of title over which Greater Illinois Title Insurance Company is willing to insure over without cost to Grantee.


Permanent Real Estate Index Number: 14-06-401-023-0000, underlying

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CITY OF CHICAGO

CITY TAX



JUL. 22. 03


REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000005532

REAL ESTATE TRANSFER TAX
01837.00
FP 103018

STATE OF ILLINOIS

STATE TAX



JUL. 22. 03

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE


0000011093

REAL ESTATE TRANSFER TAX
00245.00
FP 103014

COOK COUNTY

COUNTY TAX

REAL ESTATE TRANSACTION TAX



JUL. 22. 03

REVENUE STAMP

0010010808

REAL ESTATE TRANSFER TAX
00122.50
FP 103017

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EXHIBIT "A"

UNIT 5952-1S TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN PAULINA RIDGE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0319845096, IN THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TAX NO. 14-06-401-023-0000

Property of Cook County Clerk's Office