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MTC 2049367 / Krasleski

WARRANTY DEED CORPORATION GRANTOR



Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 07/25/2003 08:45 AM Pg: 1 of 3

The Grantor, BENNETT DEVELOPMENT 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 COLLEEN GLASCOTT of 1334 W. Henderson, Chicago, IL 60657, County of Cook, State of Illinois, 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 forever.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed by these presents by its President and attested by its President, this 7th day of July 2003.

PIN: 13-12-320-002

COMMONLY KNOWN AS: 2809-11 W. AINSLIE, UNIT 3W, CHICAGO, IL 60625

City of Chicago
Dept. of Revenue



Real Estate
Transfer Stamp

313906

\$1,402.50

07/24/2003 12:05 Batch 02223 8

BENNETT DEVELOPMENT CORP.,
an Illinois corporation

By:

Charles Bennett

CHARLES BENNETT, President

This Instrument Prepared By:

HAL A. LIPSHUTZ
1120 W. Belmont Ave.
Chicago, IL 60657-3313

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



JUL 24 03

REVENUE STAMP

0000108199

REAL ESTATE
TRANSFER TAX

0009350

FP326670

M.G.R. TITLE

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LEGAL DESCRIPTION RIDER FOR DEED

UNIT 3W IN THE 4868-70 N. CALIFORNIA MANOR CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 1 IN THE SUBDIVISION OF THAT PART OF BLOCKS 17 AND 32 IN JACKSON'S SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 11 AND THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF A LINE PARALLEL TO AND 798.55 FEET NORTH OF THE SOUTH LINE OF SOUTHWEST 1/4 OF SAID SECTION 12 AND WEST OF A LINE 33 FEET WEST OF AND PARALLEL TO EAST LINE OF SAID BLOCKS 17 AND 32 IN JACKSON'S SUBDIVISION AND EAST OF EASTERLY LINE OF RIGHT OF WAY OF THE SANITARY DISTRICT OF CHICAGO IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0020280639, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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.

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 SERVED ON THE TENANTS AT THE PROPERTY AND THE TENANT OF THIS UNIT FAILED TO EXERCISE ITS RIGHT OF FIRST REFUSAL.

PIN: 13-12-320-002

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