

# UNOFFICIAL COPY

4291473 113  
WARRANTY DEED ymt  
(Corporation to Individual)

Mail To:  
DR. GREGORY A. COTE  
1349 WEST CHASE  
UNIT # 1E  
CHICAGO, ILLINOIS 60626

017

SEND SUBSEQUENT TAX BILLS TO:  
DR. GREGORY A. COTE  
1349 WEST CHASE  
UNIT # 1E  
CHICAGO, ILLINOIS 60626



0321147195

Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 07/30/2003 01:19 PM Pg: 1 of 3

THE GRANTOR(S), THE CHASE DEVELOPMENT GROUP, INC. 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 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, do(es) hereby CONVEY and WARRANT to:

KATHLEEN A. MCGINN AND GREGORY A. COTE-, married to each other, of Chicago, IL

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

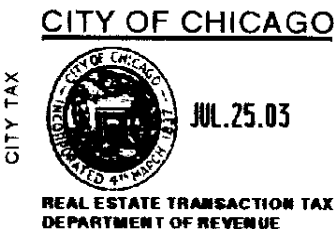
SEE ATTACHED LEGAL DESCRIPTION

TO HAVE AND TO HOLD said premises NOT IN JOINT TENANCY, NOT AS TENANTS IN COMMON, BUT AS TENANTS BY THE ENTIRETY.

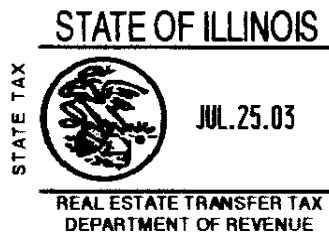
PIN: 11-29-320-009 (underlying PIN)  
Address of Real Estate: 1349 W. Chase, #1E, Chicago, IL

Dated this 21st day of July, 2003

This instrument was prepared by: Richard M. Toth, 8837 Major, Morton Grove, Illinois 60053.



|             |                          |
|-------------|--------------------------|
| 000005584   | REAL ESTATE TRANSFER TAX |
| # 000000000 | 02625.00                 |
|             | FP 103018                |



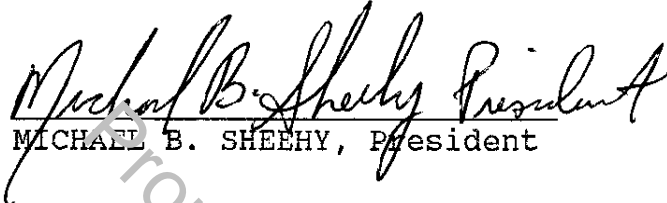
|              |                          |
|--------------|--------------------------|
| # 0000011205 | REAL ESTATE TRANSFER TAX |
|              | 0035000                  |
|              | FP 103014                |

3

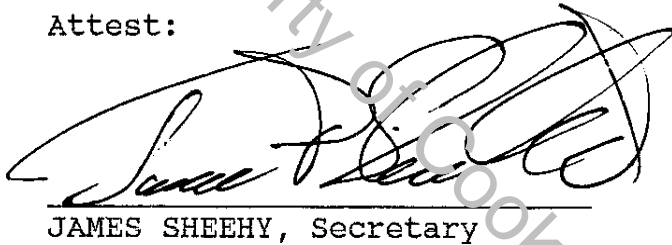
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IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed by its President, and attested to by its Secretary, this 21st day of July, 2003.

THE CHASE DEVELOPMENT GROUP, INC., by:

  
MICHAEL B. SHEEHY, President

Attest:

  
JAMES SHEEHY, Secretary

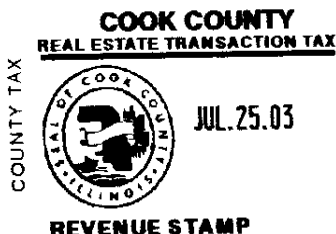
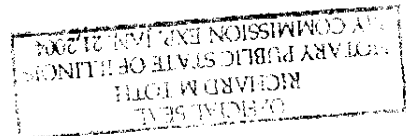
STATE OF ILLINOIS, COUNTY OF COOK, ss.

I, the undersigned, Notary in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MICHAEL J. SHEEHY, personally known to me to be the President of THE CHASE DEVELOPMENT GROUP, INC., and JAMES SHEEHY, personally known to me to be the Secretary of THE CHASE DEVELOPMENT GROUP, INC., and personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that (s)/he/they signed, sealed and delivered this instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 21st day of July, 2003.

Commission expires , 20\_\_.

  
Notary Public



|              |                             |
|--------------|-----------------------------|
| # 0000010924 | REAL ESTATE<br>TRANSFER TAX |
|              | 00175.00                    |
|              | FP 103017                   |

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## LEGAL DESCRIPTION

PARCEL 1: UNIT 1E TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 1349 CHASE CONDOMINIUM AS DELINEATED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0021115336, IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NUMBER 4, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

GRANTOR HEREBY ALSO 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, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

THERE WERE NO TENANTS AS THIS WAS NEW CONSTRUCTION.

PIN: 11-29-320-009-0000 (underlying PIN)  
Address of Real Estate: 1349 W. Chase, #1E, Chicago, IL

Subject only to: (i) general real estate taxes not yet due and payable; (ii) special taxes and assessments for improvements not yet completed; (iii) applicable zoning and building laws and ordinances; (iv) covenants, conditions, restrictions and building lines of record and any violations thereof, provided said violations are insured over pursuant to Title Insurer's standard form endorsement; (v) party wall right and agreements, if any; (vi) encroachments; (vii) the Declaration as amended from time to time; (viii) public, private and utility easements of record; (ix) limitations and conditions imposed by the Illinois Condominium Property Act; (x) installments due after Closing for assessments levied pursuant to the Declaration; and (xi) acts done or suffered by Purchaser.