

# UNOFFICIAL COPY

WARRANTY DEED

4323774(1/2)



0323147153

Eugene "Gene" Moore Fee: \$28.00

Cook County Recorder of Deeds

Date: 08/19/2003 12:43 PM Pg: 1 of 3

GRANTOR, WOOD STREET, L.L.C., an Illinois limited liability company, for and in consideration of Ten and No/100 Dollars (\$10.00) in hand paid, CONVEYS and WARRANTS to:

Jody Pishkur and Elizabeth Ripperger  
1907 N. Milwaukee, #209  
Chicago, IL 60647

*BOTH Single, AS JOINT TENANTS*

the following described real estate situated in the County of Cook, State of Illinois, to wit:

*GIT*  
*U 323774* SEE ATTACHED LEGAL DESCRIPTION  
*cc*

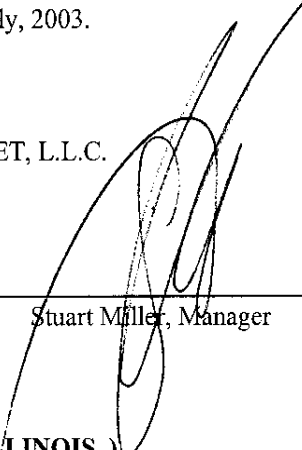
TO HAVE AND TO HOLD said premises not as tenants in common or joint tenants, but as Tenants by the Entirety forever.

Permanent Real Estate Index Number: 17-06-405-024 (*underlying*)

Common Address: 1133 N. Wood Street, Unit 2N, Chicago, IL 60622

31 IN WITNESS WHEREOF, said Grantor has set its hand hereunto this day of July, 2003.

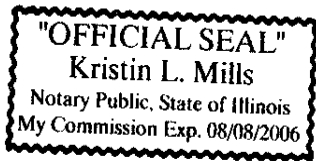
WOOD STREET, L.L.C.

By:   
Stuart Miller, Manager

STATE OF ILLINOIS )  
                                  ) SS.  
COUNTY OF COOK )

The undersigned, a Notary Public in and for the County in the State aforesaid, DOES HEREBY CERTIFY that Stuart Miller, manager of Wood Street, L.L.C., an Illinois limited liability company, personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as a manager of said company, as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 31 day of July, 2003.



  
Notary Public

This instrument prepared by: David H. Sachs, One IBM Plaza, Suite 3000, Chicago, IL 60611  
After recording mail to: Bernard F. Crotty, 16327 S. Pulaski, Markham, IL 60426  
Mail Subsequent Tax Bills to: Jody Pishkur & Elizabeth Ripperger, 1133 N. Wood, #2N, Chicago, IL 60622

*3*

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX	02677.50	FP 103018
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# 0000005797

CITY OF CHICAGO



CITY TAX

AUG. 12.03

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX	00357.00	FP 103014
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# 0000011662

STATE OF ILLINOIS



STATE TAX

AUG. 12.03

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX	00178.50	FP 103017
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# 0000011380

COOK COUNTY  
REAL ESTATE TRANSACTION TAX



COUNTY TAX

AUG. 12.03

REVENUE STAMP

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

PARCEL 1: UNIT 2N TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 1133 WOOD STREET CONDOMINIUMS AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0319845098, IN THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 6, TOWNSHIP 39 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 NO. PS-3, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AS SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

Grantor also hereby grants to 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 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.

Subject to:

(a) covenants, conditions and restrictions of record which do not adversely affect the use of the Unit as a residence; (b) terms, provisions, covenants and conditions of the Declaration and all amendments thereto, if any; (c) installments due after the date of Closing for assessments established pursuant to the Declaration; (d) private, public and utility easements, including any easements established by or implied from the Declaration and any amendments thereto; (e) party wall rights and agreements, if any; (f) general real estate taxes not yet due and payable; (g) special taxes or assessments for improvements not yet completed; (h) installments not due at the date hereof for any special tax or assessment for improvements heretofore completed; (i) roads and highways, if any; (j) applicable building and building line restrictions and zoning laws; (k) the Condominium Property Act; (l) leases and licenses affecting the Common Elements; (m) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; and (n) liens and other matters over which the Title Company is willing to insure over without cost to Purchaser.