

# UNOFFICIAL COPY



0323842019

Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 08/26/2003 07:28 AM Pg: 1 of 3

GEORGE E. COLE®  
LEGAL FORMS

No. 804 REC  
February 1996

## WARRANTY DEED Statutory (Illinois) (Corporation to Individual)

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Above Space for Recorder's use only

THE GRANTOR MCO Development, Inc. an Illinois Corporation

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 the sum of Ten &00/100 DOLLARS, and other good and valuable considerations Conveys and Warrants in hand paid, and pursuant to authority given by the Board of of said corporation, CONVEYS and WARRANTS to

Tyler ~~is~~ Anastasia, a Single man ~~owner~~

(Name and Address of Grantee)

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

See Exhibit 'A' attached hereto and made a part hereof

Permanent Real Estate Index Number(s): 04-26-102-007-0000

Address(es) of Real Estate: 1780 Chestnut Ave., Glenview, Illinois, 60025

SUBJECT TO: covenants, conditions and restrictions of record,

Document No.(s) \_\_\_\_\_; \_\_\_\_\_; and to General Taxes for 2002 and subsequent years.

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its \_\_\_\_\_ President, and attested by its \_\_\_\_\_ Secretary, this \_\_\_\_\_ day of

Feb, 2003

MCO Development, Inc.

(Name of Corporation)

Impress  
Corporate Seal  
Here

By: Mike Rante  
Mike Rante

President

Attest: Mark Bucci  
Mark Bucci

Secretary

BOX 333-101

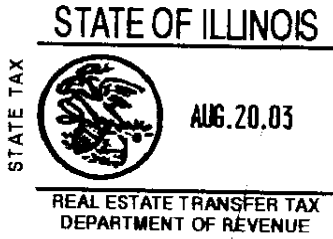
ETI 8093502 2 line 1033

36

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WARRANTY DEED  
Corporation to Individual

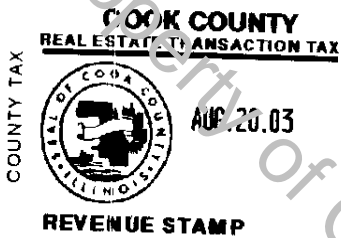
GEORGE E. COLE  
LEGAL FORMS



REAL ESTATE TRANSFER TAX
00495.00
FP 102808

# 0000054792

TO



REAL ESTATE TRANSFER TAX
00247.50
FP 102802

# 0000054927

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Mike Rants personally known to me to be the President of the Mark Bucci personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of said corporation, as their 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 7 day of Feb 2003  
Commission expires 200

This instrument was prepared by Rick Erickson, Esq.  
NOTARY PUBLIC  
79 W Howe Chicago  
(Name and Address)

MAIL TO: 716 Lee Street  
(Address)  
Des Plaines, IL 60016  
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:  
Tyler Anastasia  
(Name)  
1780 Chestnut Avenue  
(Address)  
Glenview, IL 60025  
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

**UNOFFICIAL COPY****EXHIBIT A  
Legal Description**

PARCEL ONE: THE PART OF AREA 2 LYING SOUTH OF THE FOLLOWING LINE:

COMMENCING AT THE NORTHEAST CORNER OF SAID AREA 2; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 32.19 FEET TO THE PLACE OF BEGINNING OF SAID LINE; THENCE NORTH 89 DEGREES 44 MINUTES 20.9 SECOND WEST, INSIDE THE CENTER OF THE PARTY WALL TO THE WEST LINE OF SAID AREA 2 AND THE POINT OF TERMINUS OF THE LINE, IN CHESTNUT MANOR, BEING A RE-SUBDIVISION OF THE SOUTH 300 FEET OF LOT 36 IN GLENVIEW ACRES, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 WEST OF WAUKEGAN ROAD AND A PART OF THE EAST 60 RODS OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID CHESTNUT MANOR RECORDED DECEMBER 7, 2001 AS DOCUMENT NUMBER 0020008291.

PARCEL TWO: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL ONE AS CONTAINED IN DECLARATION RECORDED AS DOCUMENT NO. 0020008291

COMMONLY KNOWN AS: ~~1700~~ CHESTNUT AVENUE, GLENVIEW, IL 60025

SUBJECT TO:

- (A) 2002 general real estate taxes, taxes for subsequent years and special taxes or assessments;
- (B) Applicable zoning, planned development and building laws and ordinances and other ordinances of record;
- (C) Encroachments onto the Development, if any;
- (D) Acts done or suffered by Purchaser or anyone claiming by through or under Purchaser;
- (E) Covenants, conditions, agreements, building lines and restriction of record;
- (F) Easements recorded at any time prior to closing;
- (G) Rights of the public, the Village of Glenview and adjoining contiguous owner to use and to have maintained any drainage ditches, feeders, laterals and water retention basins located in or serving the Development;
- (H) Roads or Highways, if any;
- (I) Purchaser's mortgage.