

UNOFFICIAL COPY



First American Title Insurance Company

WARRANTY DEED
ILLINOIS STATUTORY
Corporation to Individual



Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 08/29/2003 11:07 AM Pg: 1 of 3

FIRST AMERICAN

File # 564450

1 of 1

THE GRANTOR, Maple Clark Corporation, a corporation created and existing under and by virtue of the laws of the State of IL and duly authorized to transact business in the state of IL, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEY(S) and WARRANT(S) to Christopher J. Payne of 1208 American Way, Breckenridge, CO 80424 of the County of , the following described Real Estate situated in the County of Cook in the State of IL., to wit:

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

THIS IS NOT HOMESTEAD PROPERTY

SUBJECT TO: Covenants, conditions and restrictions of record, Private, public and utility easements and roads and highways, Party wall rights and agreements, General taxes for the year 2002 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2002.

Permanent Real Estate Index Number(s): 14-28-322-038-1141
Address(es) of Real Estate: 2400 Lakeview, Unit 1115, Chicago, IL 60614

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its , and attested by its President this
5th day of August, 2003

Maple Clark Corporation

Attest Philip R. O'Connor
Philip R. O'Connor
President

Attest: Lynn M. Carlson
Lynn M. Carlson
Secretary

CITY OF CHICAGO

CITY TAX



REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

AUG - 8.03

000001806

REAL ESTATE TRANSFER TAX
01920.00
FP 102812

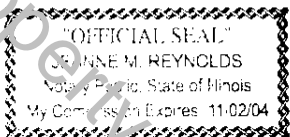
3

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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that, personally known to me to be the of the Maple Clark Corporation and Philip R. O'Connor and Lynn M. Carlson, personally known to me to be the President and Secretary of said corporation, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such and 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 Directors 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 5th day of August, 2003



Jeanne Reynolds (Notary Public)

Prepared by:

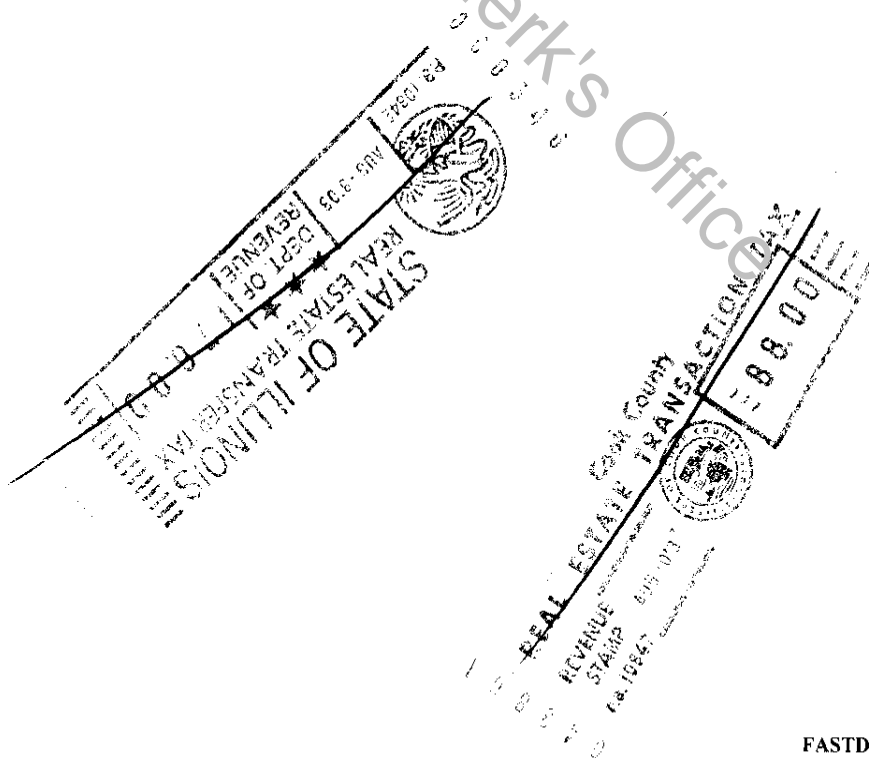
Jeanne M. Reynolds
111 W. Washington Street, Suite 1631
Chicago, IL 60602

Mail To:

John Stephens
Burke, Warren, MacKay & Serritella, P.C.
330 N. Wabash, 22nd Floor
Chicago, Illinois 60611-3607

Name and Address of Taxpayer:

Christopher J. Payne
2400 Lakeview, Unit 1115
Chicago, Illinois 60614



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LEGAL DESCRIPTION - EXHIBIT A

Legal Description: Parcel 1:

Unit No. 1115 in the 2400 Lakeview Condominium as delineated on survey of certain lots, or parts thereof and part of a private alley in the Subdivision of Lots 1 and 2 in Andrew E. Leicht's Subdivision of Lots 9 and 10 in Baird's Lincoln Park Addition to Chicago, a subdivision in the Southeast corner of the Southwest 1/4 of Section 28, Township 40 North, Range 14, East of the Third Principal Meridian, (hereinafter referred to as Parcel) which survey is attached as Exhibit "A" to Declaration of Condominium made by American National Bank and Trust Company of Chicago, a National Banking Association as Trustee under Trust Agreement dated October 1, 1973 and known as Trust No. 32452 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 22583611, with an undivided percentage interest in said parcel (excepting from said parcel all the property and space comprising all the units thereof as defined and set forth in said declaration and survey), in Cook County, Illinois.

Parcel 2:

Easement for the benefit of Parcel 1 as created by grant recorded August 15, 1891 as document 1520807 for the passageway over the East 12 feet of Lot 8 (except the East 6 feet of Lot 8 lying West of and adjoining said Lots 1 and 3) in Baird's Lincoln Park Addition to Chicago, being a subdivision in the Southwest 1/4 of Section 28, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index #'s: 14-28-322-038-1141 Vol. 486

Property Address: 2400 Lakeview Unit 1115, Chicago, Illinois 60657

Property of Cook County Clerk's Office