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Chicago Title Insurance Company

WARRANTY DEED
ILLINOIS STATUTORY
(Corporation to Individual)



0324511185

Doc#: **0324511185**
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 09/02/2003 10:57 AM Pg: 1 of 4

~~RE~~ R 1A453
(1)

H
DR

THE GRANTOR, ARGO COURT, 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 & 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, **CONVEYS and WARRANTS** to ALAN W. BJORKMAN and JANICE L. BJORKMAN, not as tenants in common, but as joint tenants, of 2420 Briarwood Drive, Burlington, Wisconsin 53105, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

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 President, and attested by its Secretary this 7th day of AUGUST, 2003.

ARGO COURT, INC., an Illinois Corporation

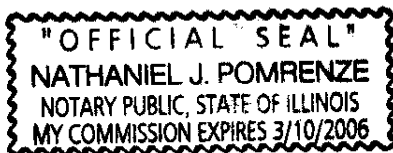
By [Signature]
LEO DUKACH
President

Attest [Signature]
LEO DUKACH
Secretary

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 LEO DUKACH, personally known to me to be the President and Secretary of the ARGO COURT, INC., an Illinois Corporation and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that as such President and Secretary he 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 7th day of August 2003



[Signature] (Notary Public)

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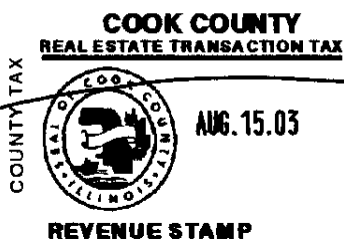
Prepared By: Marc S. Lichtman
 Attorney at Law
 Lichtman Pomrenze Partners, Ltd.
 123 North Wacker Drive
 Suite 575
 Chicago, Illinois 60606

Mail To:
 Kristen Richards
 2224 West Irving Park
 Chicago, Illinois 60615

Name & Address of Taxpayer:
 ALAN W. BJORKMAN and JAMICE L. BJORKMAN
 2420 Briarwood Drive
 Burlington, Wisconsin 53105



98000000846	REAL ESTATE TRANSFER TAX
# 0000000000	0020200
	FP 103020



48000000834	REAL ESTATE TRANSFER TAX
# 0000000000	0010100
	FP 103019

City of Chicago
 Dept. of Revenue
 315979
 08/19/2003 09:28 Batch 05398 5

Real Estate
 Transfer Stamp
 \$1,515.00

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LEGAL DESCRIPTION RIDER

LEGAL DESCRIPTION:

Unit 3209-3N in the West End Flats Condominium, as delineated on a survey of the following described real estate: Lots 1 to 5 in Thomasson's 4th Addition to Chicago, a Subdivision of the East ½ of Blocks 21 and 28 in Jackson's Subdivision of the South ^{east} ¼ of Section 11, and the Southeast ¼ of Section 12, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois, which Survey is attached as Exhibit B to the Declaration of Condominium Ownership for West End Flats Condominium Association made by Argo Court, Inc., an Illinois Corporation and recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 0021147798 and as amended by 0021230645, together with its undivided percentage interest in the Common Elements.

Parcel 2:

The exclusive right to the use of Storage Space 4, a Limited Common Element as Delineated in the aforesaid Declaration of Condominium as L.C.E. S-4 recorded in Cook County, Illinois.

Commonly Known as: 3209 West Argyle, Unit 3N, Chicago, Illinois

Permanent Index Number: 13-11-423-018

Grantor also hereby Grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above described Real Estate, the rights and easements for the benefit of said property 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.

The Tenant of unit has waived or has failed to exercise the right of first refusal.

SUBJECT TO:

- (a) General real estate taxes for the previous and current year not yet due and payable and for subsequent years, including taxes which may accrue by reason of new additional improvements during the year of Closing;
- (b) Special taxes or assessments for improvements not yet completed;
- (c) Easements, covenants, restrictions agreements, conditions, party wall rights and building lines of record;

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- (d). The Condominium Property Act of the State of Illinois;
- (e). Survey attached as Exhibit B to the Declaration of Condominium Ownership for West End Flats Condominium Association recorded on October 18, 2002 as document number 0021147798 as amended by Exhibit B to the First Amendment to the Declaration of Condominium Ownership for West End Flats Condominium Association recorded on November 7, 2002 as document number 0021230645;
- (f). Declaration of Condominium Ownership for West End Flats Condominium Association recorded on October 18, 2002 as document number 0021147798 as amended by the First Amendment to the Declaration of Condominium Ownership for West End Flats Condominium Association recorded on November 7, 2002 as document number 0021230645;
- (g). Applicable zoning and building laws and ordinances;
- (h). Plats of dedication and plats of subdivision and covenants thereon

Property of Cook County Clerk's Office