

#9

# UNOFFICIAL COPY

## WARRANTY DEED

MTC 2050257 1822c all

THE GRANTOR Evergreen I, L.L.C., an Illinois limited liability company,

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, CONVEYS and WARRANTS in fee simple unto

Zofia Kos, a single person, of 10510 South Ridgeland, Chicago Ridge, Illinois 60415

all interest in the following described real estate in the County of Cook and State of Illinois to wit:

See Reverse Hereof for Legal Description

Permanent Index Numbers: 16-01-217-031-0000  
16-01-217-032-0000  
Address of Real Estate: 2630-32 West Evergreen  
Unit 2W  
Chicago, Illinois 60616

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

TO HAVE AND TO HOLD said premises FOREVER.

Said Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the Grantor has caused its name to be signed by these presents by its Manager this 28 day of August, 2003

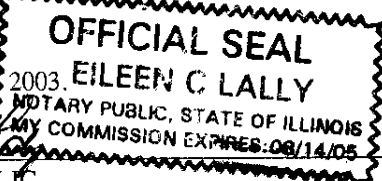
Evergreen I, L.L.C.

By: [Signature]  
Authorized Representative

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Sami Bader, Authorized Representative of Evergreen I, L.L.C., personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act, and as the free and voluntary act of Evergreen I, L.L.C., for the uses and purposes therein set forth.

Given under my hand and official seal, this 28 day of August



[Signature]  
NOTARY PUBLIC

My commission expires on \_\_\_\_\_

M.G.R. TITLE



Doc#: 0325532012  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 09/12/2003 08:29 AM Pg: 1 of 3

3

**UNOFFICIAL COPY**

## LEGAL DESCRIPTION

## PARCEL 1:

UNIT 2W IN THE 2630-32 WEST EVERGREEN CONDOMINIM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 35 AND 36 IN BLOCK 1 IN HUMBOLDT PARK RESIDENCE ASSOCIATION SUBDIVISION OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THRID PRINCIPAL MERIDIAN, IN COOK COUTNY, ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM AS DOCUMENT 0324034105, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

## PARCEL 2:

THE (EXCLUSIVE) RIGHT TO THE USE OF PARKING P-2W, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0324034105.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, HIS 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, AFORESAID, 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 only to: (1) real estate taxes not yet due and payable; (2) applicable zoning, building laws and ordinances; (3) public utility easements; (4) private easements for pedestrian ingress and egress; (5) provisions of the Municipal Code of Chicago; (6) provisions of the Condominium Property Act of Illinois (the "Act"); (7) all rights, easements, restrictions, conditions and reservations of record or contained in the Declaration or reserved by The 2630-32 West Evergreen Condominium Association (the "Association") to itself and its successors and assigns, for the benefit of all Unit Owners at the Condominium; (8) encroachments, if any, shown on the Plat of Survey attached to the Declaration that the title company insures over at Grantor's expense; (9) assessments due to the Association after the Closing Date; and (10) such other matters as to which the Title Insurer commits to insure Grantees against loss or damage; provided that none of the foregoing will interfere with the Purchasers' use of said real estate for residential purposes.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY.

This instrument was prepared by: Eileen C. Lally, One East Wacker, Suite 2920  
Chicago, Illinois 60601


MAIL TO:  
John Lovestrand, Esq.  
79 West Monroe Street, Suite 826  
Chicago, Illinois 60603

SEND SUBSEQUENT TAX BILLS TO:  
Zofia Kos  
2630-32 West Evergreen, Unit 2W  
Chicago, Illinois 60618

# UNOFFICIAL COPY


City of Chicago      Real Estate  
 Dept. of Revenue      Transfer Stamp  
 317942      \$1,882.50  
 09/10/2003 13:37 Batch 07236 92



**COUNTY TAX**  
**COOK COUNTY**  
**REAL ESTATE TRANSACTION TAX**  
  
 SEP. 10. 03  
**REVENUE STAMP**

<b>REAL ESTATE TRANSFER TAX</b>
0012550
FP326670

# 000014780

**STATE TAX**  
**STATE OF ILLINOIS**  
  
 SEP. 10. 03  
**REAL ESTATE TRANSFER TAX**  
 DEPARTMENT OF REVENUE

<b>REAL ESTATE TRANSFER TAX</b>
0025100
FP326660

# 000005810

Property of Cook County Clerks Office