

UNOFFICIAL COPY



Doc#: 0326019073
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 09/17/2003 09:40 AM Pg: 1 of 3

2580-26

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that 21st CENTURY DEVELOPMENT, L.L.C., an Illinois Limited Liability Company, duly authorized to transact business in the State of Illinois, GRANTOR, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged does hereby CONVEY and WARRANT to BRIAN MAZUR, address: 2815 North Lincoln Avenue, Unit 2, Chicago, Illinois, GRANTEE(S), all of the following described premises situated in Cook County, Illinois, to-wit:

Unit 4425-1A in Manors of Whipple Condominiums, as delineated on a survey of the following described real estate:

Lots 11, 12, 13, 14 and 15 in Block 62 in Northwest Land Associations Subdivision of the West 1/2 of the Northwest 1/4 of Section 13, Township 40 North, Range 13, East of the Third Principal Meridian (except right of way of the North Western Elevated Railroad), in Cook County, Illinois;

Which survey is attached to the Declaration of Condominium recorded as Document 0020688917, together with an undivided percentage interest in the common elements.

To Have and To Hold the said premises unto the said GRANTEE(S), subject only to:

- (a) general real estate taxes for 2003 and subsequent years;
- (b) building line, easements and restrictions of record; and
- (c) terms, provisions, covenants; conditions and options contained in and rights and easements established by the Declaration of Condominium Ownership recorded June 20, 2002 as Document No. 0020688917 as amended from time to time; and limitations and conditions imposed by the Condominium Property Act.

After recording, Mail to:

Brian Mazur
4425-1A n. Whipple
Chicago, IL 60625

M.G.R. TITLE

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City of Chicago Real Estate
 Dept. of Revenue Transfer Stamp
 318307 \$1,372.50
 09/15/2003 13:54 Batch 02256 38



STATE TAX

STATE OF ILLINOIS

SEP. 15. 03

REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

0000056106

REAL ESTATE TRANSFER TAX
0018300
FP326660

COUNTY TAX

COOK COUNTY
 REAL ESTATE TRANSACTION TAX

SEP. 15. 03

REVENUE STAMP

0000112071

REAL ESTATE TRANSFER TAX
0009150
FP326670

Property of Cook County Clerk's Office

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And 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.


GRANTOR also hereby grants to the GRANTEE, its or their 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 the Unit has waived or has failed to exercise the right of first refusal.

IN WITNESS WHEREOF, the said 21ST CENTURY DEVELOPMENT, L.L.C., has caused its corporate seal to be affixed and these presents to be signed by its Manager on its behalf, this 12th day of September, 2003.

21ST CENTURY DEVELOPMENT, L.L.C.


MANAGER

THIS INSTRUMENT WAS PREPARED BY:

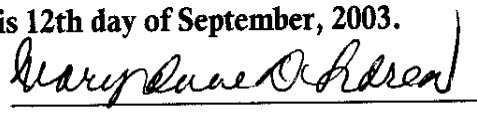
Hauselman & Rappin, Ltd.
39 South LaSalle Street
Chicago, Illinois 60603

STATE OF ILLINOIS

COUNTY OF COOK

I, MARY ANNE D'ANDREA, a Notary Public in and for said County, in the State aforementioned, DO HEREBY CERTIFY that DONALD P. DOERING, personally known to me to be the Manager of 21ST CENTURY DEVELOPMENT, L.L.C., and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person that as such Manager, he signed and delivered the said instrument and caused the corporate seal of said limited liability company to be affixed thereto, pursuant to authority given by said limited liability company as his free and voluntary act and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 12th day of September, 2003.



Notary Public

ADDRESS OF PROPERTY:

4425-1A North Whipple, Chicago, Illinois 60625
PERMANENT INDEX NO. 13-13-128-010

