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Doc#: 0326133314
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 09/18/2003 01:25 PM Pg: 1 of 3

**KINGSBURY ON THE PARK CONDOMINIUM
WARRANTY DEED**

This Warranty Deed is made this 22nd day of August, 2003, between Smithfield Properties XV, L.L.C., a limited liability company created and existing under the laws of the State of Illinois and duly authorized to transact business in the State of Illinois (the "Grantor") and Daniel Pham and Terrence Badger, 2650 N. Lakeview # 701, Chicago, IL 60614 (the "Grantees").

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and No/00 (\$10.00) Dollars and other valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the Manager of said limited liability company, by these presents does convey and warrant unto Daniel Pham and Terrence Badger, not as tenants in common, but as joint tenants with right of survivorship, forever, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows:

Unit 1502 and Parking Space 99, a limited common element, in the Kingsbury on the Park Condominium as delineated on a survey of the following described real estate: All that part of Lots 4 and 5 in the North 1/2 Block 1 in the Assessor's Division of that part South of Erie Street and East of the Chicago River of the East 1/2 of the Northwest 1/4 of Section 9, Township 39 North, Range 14 East of the Third Principal Meridian which survey is attached as Exhibit "C" to the Declaration of Condominium recorded as document number 0318227049, and as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Grantor also hereby grants to the Grantees, their successors and assigns, the rights and easements set forth in said Declaration 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 the Declaration for the benefit of the remaining property therein described.

The Warranty 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.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantees, their successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: (i) general real estate taxes for 2003 and subsequent years; (ii) applicable zoning and building laws and building restrictions and ordinances; (iii) acts done or suffered by the Grantees or anyone claiming by, through or under the Grantees; (iv) streets and highways, if any; (v) covenants, conditions, restrictions, easements, permits and agreements of record, including the Declaration of Condominium; and (vi) the Condominium Property Act of Illinois.

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Near North Street Title Corp
222 North LaSalle Street
Chicago, Illinois 60601

1929
01051253
Whelan

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IN WITNESS WHEREOF, Smithfield Properties XV, L.L.C. has executed this Warranty Deed as of the day and year above first written.

SMITHFIELD PROPERTIES XV, L.L.C., an Illinois limited liability company

By: Wooton Construction, Ltd., its Manager
By: *Charles Alexander*
Its: Attorney in fact

This instrument was prepared by:

Charles E. Alexander, P.C.
400 W. Huron Street
Chicago, Illinois 60610

Permanent Index Number:

17-09-127-001
17-09-127-035

Street Address:


653 N. Kingsbury Street, Unit 1502
Chicago, Illinois 60610

After recording mail to:

Sara E. Sumner
~~1613 N. Halsted~~
~~1930 N. Campbell~~
Chicago, Illinois 60647


Send subsequent tax bills to:

Daniel Pham and Terrence Badger
653 N. Kingsbury Unit 1502
Chicago, IL 60610

CITY OF CHICAGO
CITY TAX

 SEP. - 3.03
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE


0000005921

REAL ESTATE TRANSFER TAX
0213750
FP326675

STATE OF ILLINOIS
STATE TAX

 SEP. - 3.03
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

0000006300

REAL ESTATE TRANSFER TAX
0028500
FP326703

COOK COUNTY
COUNTY TAX
 REAL ESTATE TRANSACTION TAX

 SEP. - 3.03
 REVENUE STAMP

0000004165

REAL ESTATE TRANSFER TAX
0014250
FP326657

