

UNOFFICIAL COPY



Doc#: 0326947186
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 09/26/2003 01:14 PM Pg: 1 of 3

WARRANTY DEED

QIT
THIS INDENTURE WITNESSETH,

4324667
That the Grantor, **5948 N. Paulina, L.P.**, an Illinois limited partnership, duly organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State where the following described real estate is located,

THE ABOVE SPACE FOR RECORDER'S USE ONLY

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for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, and pursuant to authority given by the General Partner of said limited partnership, CONVEYS and WARRANTS to MICHAEL J. MOHN the following described real estate, to-wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

COMMONLY KNOWN AS: 5950 N. Paulina, Unit 1E, Chicago, Illinois 60660

Grantor also hereby Grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit 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 land 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 either waived or failed to exercise the option to purchase the subject unit.

SUBJECT TO: (a) general real estate taxes not due and payable at the time of Closing; (b) the Condominium Property Act of Illinois (the "Act") and the Condominium Ordinance of the Chicago Municipal Code (the "Code"), including all amendments thereto; (c) the Declaration of Condominium and the bylaws of the Condominium Association, including all amendments thereto; (d) applicable zoning and building laws and ordinances; (e) special taxes or assessments for improvements not yet completed and other assessments or installments thereof, including any assessments established by or implied from the Declaration or amendments thereto; (f) public, private and utility easements recorded at any time prior to Closing; (g) covenants, conditions, restrictions, agreements, building lines and encroachments of record which do not impair Purchaser's use of the Purchased Unit as a condominium residence and which do not provide for forfeiture or reversion in the event of a breach; (h) acts done or suffered by Grantee or anyone claiming through Grantee; (i) utility easements, whether recorded or unrecorded; and (j) liens and other matters of title over which Greater Illinois Title Insurance Company is willing to insure over without cost to Grantee.

Permanent Real Estate Index Number: 14-06-401-023-0000, underlying

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal this 15 day of September, 2003.

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ORDER NO.: 1301 - 004324667
ESCROW NO.: 1301 - 004324667

STREET ADDRESS: 5950 NORTH PAULINA #5950-1E
CITY: CHICAGO ZIP CODE: 60660
TAX NUMBER: 14-06-401-023-0000

COUNTY: COOK


Property of Cook County Clerk's Office

LEGAL DESCRIPTION:

UNIT 5950-1E TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN PAULINA RIDGE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0319845096, IN THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

CITY TAX

CITY OF CHICAGO



SEP. 22. 03

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000006277

REAL ESTATE TRANSFER TAX
01770.00
FP 103018