

UNOFFICIAL COPY



Doc#: 0328902229
Eugene "Gene" Moore Fee: \$50.00
Cook County Recorder of Deeds
Date: 10/16/2003 01:53 PM Pg: 1 of 3

**KINGSBURY ON THE PARK CONDOMINIUM
WARRANTY DEED**

This Warranty Deed is made this 30th day of September, 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 James Thom, Jacqueline Thom and Connie Curran, P.O. Box 296, Glenview, IL 60025 (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 Grantees, 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 James Thom and Jacqueline Thom, not as tenants in common, but as joint tenants with right of survivorship with respect to an undivided one half (1/2) interest and Connie Curran with respect to an undivided one half (1/2) interest; the owners of each such one half (1/2) interest shall be deemed to be tenants in common, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows:

Unit 1702 and Parking Space 52, 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.

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

01031267131

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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 1702
Chicago, Illinois 60610

After recording mail to:

Michael Connolly
101 N. Wacker Drive
Suite 200
Chicago, IL 60606

Send subsequent tax bills to:

James Thom, Jacqueline Thom
and Connie Curran
653 N. Kingsbury Unit 1702
Chicago, IL 60610



CITY OF CHICAGO

CITY TAX



OCT.-8.03

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000006138

REAL ESTATE
TRANSFER TAX

02197.50

FP326675

STATE OF ILLINOIS

STATE TAX



OCT.-8.03

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000006522

REAL ESTATE
TRANSFER TAX

00293.00

FP326703

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX



OCT.-8.03

REVENUE STAMP

0000004387

REAL ESTATE
TRANSFER TAX

00146.50

FP326657

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State of Illinois)
) SS
 County of Cook)

The undersigned, a Notary Public in and for said County, in the State aforesaid, does hereby certify that Charles E. Alexander, as Attorney in Fact for Wooton Construction, Ltd., as Manager of Smithfield Properties XV, L.L.C. who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Attorney in Fact, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his free and voluntary act and as the free and voluntary act of said limited liability company for the uses and purposes therein set forth.

Given under my hand and notarial seal this 30th day of September, 2003.

Jennifer Calabria

 Notary Public



Property of Cook County Clerk's Office