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2050926 MTC MP.HS
1863

WARRANTY DEED ILLINOIS STATUTORY



Doc#: 0329419039
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 10/21/2003 09:00 AM Pg: 1 of 3

M.G.R. TITLE

THE GRANTOR, 3914-18 NORTH BROADWAY BUILDING CORP., an Illinois Corporation, of 4101 West Chase, Lincolnwood, Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to KEVIN BROWNELL, of 2825 North Lincoln, Unit 2B, Chicago, Illinois 60657, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
THIS IS NOT HOMESTEAD PROPERTY

SUBJECT TO: General real estate taxes for 2003 and subsequent years; special taxes or assessments for improvements not yet completed; easements, covenants, restrictions, agreements, conditions and building lines of record and party wall rights; terms, provisions and conditions of the Condominium Documents, including all amendments and exhibits thereto; zoning and building laws and ordinances; easements, roads and highways, if any; public utility easements; drainage ditches, titles and laterals, if any.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

PIN: 14-20-207-025-0000

ADDRESS: 3918 North Broadway, Unit 2B, Chicago, Illinois 60613

Dated this 16 day of September, 2003.



3914-18 NORTH BROADWAY BUILDING
CORP., an Illinois Corporation, by: Mahin
D. Shokooch, its President

3

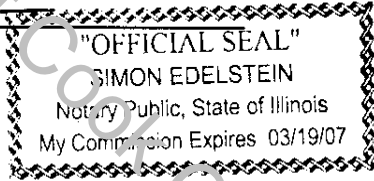
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STATE OF ILLINOIS, COUNTY OF LAKE

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, Certify that Mahin D. Shokoo, president of 3914-18 NORTH BROADWAY BUILDING CORP., an Illinois Corporation, 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 26 day of September, 2003.

Simon Edelstein
Notary Public



Prepared By: Simon Edelstein
939 West Grace
Chicago, Illinois 60613

Mail To: Robert Lattas
1019 West Newport
Suite 3
Chicago, Illinois 60657

Name & Address of Taxpayer:

Kevin Brownell
3918 North Broadway, Unit 2B, Chicago, Illinois 60613

REAL ESTATE TRANSFER TAX	0010650	FP326670
REAL ESTATE TRANSFER TAX	0021300	FP326669

0000057248 #

000011478 #

COOK COUNTY STATE TRANSACTION TAX

OCT. 17.03

ISSUE STAMP


STATE OF ILLINOIS

OCT. 17.03

STATE TAX

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

City of Chicago
Dept. of Revenue
321275
10/17/2003 12:98 Batch 02271 26



Real Estate
Transfer Stamp
\$1,597.50

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LEGAL DESCRIPTION

UNIT 3918-2B IN THE 3914 N. BROADWAY CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 40 IN OWNER'S SUBDIVISION OF BLOCK 1 IN LAFLIN, SMITH AND DYER'S SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0020356346, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PIN: 14-20-207-025-0000

ADDRESS: 3918 North Broadway, Unit 2B, Chicago, Illinois 60613

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS 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.