

UNOFFICIAL COPY

WARRANTY DEED

(Corporation to Individual)
(Illinois)

MTZ 2051341 / ^{all} ~~10~~
THIS AGREEMENT, made this 10 day
of October, 2003 between 4901
Lawndale, Inc., a corporation
created and existing under and by
virtue of the laws of the State of
Illinois and duly authorized to
transact business in the State of
Illinois, party of the first part,
and Ross Berkland, 4101 N.
Sheridan, #321, Chicago, Illinois
60613, party of the second part,
the following described Real
Estate situated in the County of
Cook in the State of Illinois, to
wit:



Doc#: 0329727174
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 10/24/2003 02:02 PM Pg: 1 of 2

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

Unit 4903-1 in the ALPARK COMMONS CONDOMINIUMS as delineated on a survey of the following described real estate:

LOTS 21, 22 AND 23 IN BLOCK 2 IN RAVENSWOOD HIGHLANDS, A SUBDIVISION OF THE NORTH 1/4 OF THE SOUTH 1/4 (EXCEPT THE WEST 13.8 FEET AND THE NORTH 33 FEET THEREOF) OF THE EAST 52 ACRES OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, which survey is attached to the Declaration of Condominium made by 4901 Lawndale, Inc., recorded in the office of the Recorder of Deeds of Cook County, Illinois as Document No. 0314933080 together with its undivided percentage interest in the common elements, in Cook County, Illinois.

PARCEL 2:
THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-5, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID AS DOCUMENT 0314933080.

"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, ALL 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 THIS UNIT HAS WAIVED THEIR RIGHT OF FIRST REFUSAL.

P.I.N.: 13-11-319-016-0000

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his heirs 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

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manner incumbered 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: Covenants, conditions, restriction of record, and public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2001 and subsequent years.

Permanent Real Estate Number(s): 13-11-319-016-0000

Address(es) of Real Estate: 4903 N. Lawndale, Unit 4903-1, Chicago, Illinois

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its _____ President, and attested by its _____ Secretary, the day and year first above written.

4901 Lawndale, Inc.

BY: _____
President

ATTEST: _____
Secretary

This instrument was prepared by: Phillip I. Rosenthal, 3700 W. Devon, #E, Lincolnwood, Illinois 60712

MAIL TO:
Elka Nelson
20 N. Clark, #550
Skokie, Illinois 60602

SEND SUBSEQUENT BILLS TO:
Ross Berkland
4903 N. Lawndale, Unit 4903-1
Chicago, Illinois 60625

City of Chicago
Dept. of Revenue
321788



Real Estate
Transfer Stamp
\$1,350.00

10/24/2003 10:27 Batch 02276 8

OR RECORDER'S OFFICE BOX NO. _____

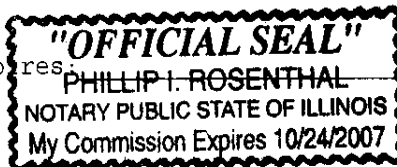
STATE OF ILLINOIS) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Nina Yefimov is personally known to me to be the President of 4901 Lawndale, Inc., an Illinois corporation, and Nina Yefimov is, personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such _____ President and _____ Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 10 day of October, 2003.

Notary Public

Commission Expires _____



STATE TAX
STATE OF ILLINOIS
OCT. 24. 03
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

000057669
REAL ESTATE TRANSFER TAX
0018000
FP326669

COOK COUNTY
REAL ESTATE TRANSACTION TAX
OCT. 24. 03
REVENUE STAMP

000174901
REAL ESTATE TRANSFER TAX
0009000
FP326670