

UNOFFICIAL COPY

4329454 13 086
WARRANTY DEED

(Corporation to Individual)



Mail To:
MICHAEL & JOYCE WATZ
349 W. CHASE #3W1
CHICAGO IL 60626

Doc#: 0331647023
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 11/12/2003 07:23 AM Pg: 1 of 3

SEND SUBSEQUENT TAX BILLS TO:

THE GRANTOR(S), THE CHASE DEVELOPMENT GROUP, 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, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, do(es) hereby CONVEY and WARRANT to:

MICHAEL J. WATZ & JOYCE D. WATZ, married to each other of Bloomington, IL

the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

PIN: 11-29-320-009 (underlying PIN)
Address: 1349 W. Chase, #3W, Chicago, IL

TO HAVE AND TO HOLD said premises NOT AS JOINT TENANTS OR TENANTS IN COMMON, BUT AS TENANTS BY THE ENTIRETY

Dated this 20th day of October, 2003

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed by its President, and attested to by its Secretary, this 20th day of October, 2003.

THE CHASE DEVELOPMENT GROUP, INC., by:

MICHAEL B. SHEEHY, President

CITY OF CHICAGO
CITY TAX

NOV.-5.03
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
0268875
FP 103018

0000006975

3

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Attest:



JAMES SHEEHY, Secretary


STATE OF ILLINOIS, COUNTY OF COOK, ss.

I, the undersigned, Notary in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **MICHAEL J. SHEEHY**, personally known to me to be the President of THE CHASE DEVELOPMENT GROUP, INC., and **JAMES SHEEHY**, personally known to me to be the Secretary of THE CHASE DEVELOPMENT GROUP, INC., and personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that (s)he/they signed, sealed and delivered this instrument as his/her/their 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 20th day of October, 2003.

Commission expires

, 20


Notary Public

This instrument was prepared by: Richard M. Toth, 8837 Major, Morton Grove, Illinois 60053.

OFFICIAL SEAL
RICHARD M. TOTH
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. JAN. 21, 2004

COOK COUNTY
REAL ESTATE TRANSACTION TAX
NOV.-5.03
REVENUE STAMP
COUNTY TAX

REAL ESTATE TRANSFER TAX
0017925
FP 103017
0000013583

STATE OF ILLINOIS
NOV.-5.03
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE
STATE TAX

REAL ESTATE TRANSFER TAX
0035850
FP 103014
0000013864

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LEGAL DESCRIPTION

PARCEL 1. UNIT 3W TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 1349 CHASE CONDOMINIUM AS DELINEATED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0021115336, IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2. EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NUMBER 6, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

GRANTOR HEREBY ALSO 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 HEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITING AND STIPULATED AT LENGTH HEREIN.

PIN: 11-29-320-009 (underlying PIN)
Address of Real Estate: 1349 W. Chasc, #3W Chicago, IL

Subject only to: (i) general real estate taxes not yet due and payable; (ii) special taxes and assessments for improvements not yet completed; (iii) applicable zoning and building laws and ordinances; (iv) covenants, conditions, restrictions and building lines of record and any violations thereof, provided said violations are insured over pursuant to Title Insurer's standard form endorsement; (v) party wall right and agreements, if any; (vi) encroachments; (vii) the Declaration as amended from time to time; (viii) public, private and utility easements of record; (ix) limitations and conditions imposed by the Illinois Condominium Property Act; (x) installments due after Closing for assessments levied pursuant to the Declaration; and (xi) acts done or suffered by Purchaser.