

# UNOFFICIAL COPY

## WARRANTY DEED

THIS INDENTURE WITNESSETH,

112  
GIT 4324672  
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,



Doc#: 0331747251  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 11/13/2003 01:45 PM Pg: 1 of 3

THE ABOVE SPACE FOR RECORDER'S USE ONLY

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 TAMIO SHINOHARA, the following described real estate, to-wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

COMMONLY KNOWN AS: 5950 N. Paulina, Unit W & P-1, 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 here unto set its hand and seal this 22nd day of October, 2003.

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5948 N. Paulina, L.P.,  
an Illinois limited partnership  
By: Woodstone Equities, Inc., an  
Illinois corporation, its general partner

By:   
Michael Harris  
Its: President

STATE OF ILLINOIS )  
                                  ) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Michael Harris, as President of Woodstone Equities, Inc., an Illinois corporation, the general partner of 5948 N. Paulina, L.P., an Illinois limited liability company, Declarant herein, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such President, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth

GIVEN under my hand and Notarial Seal this 22 day of October, 2003.

  
Notary Public  
My commission expires: 08/21/07

After Recording Mail to:

Ser d Subsequent Tax Bills to:

Brian Rabben  
Hoegenboom + Talbot  
122 S. Michigan Suite 1220  
Chicago, IL 60603

Tamio Shinohara  
5950 N. Paulina, Unit 1W  
Chicago, IL 60660

This Instrument was Prepared by: Michael S. Friman, Esq.,  
Whose Address is: 1669 N. Milwaukee Avenue, Chicago, Illinois 60647



REAL ESTATE TRANSFER TAX
00277.50
FP 103014



# UNOFFICIAL COPY

ORDER NO.: 1301 - 004324672  
ESCROW NO.: 1301 - 004324672

1

STREET ADDRESS: 5948-52 NORTH PAULINA #5950-1W  
CITY: CHICAGO ZIP CODE: 60640  
TAX NUMBER: 14-06-401-023-0000

COUNTY: COOK

Property of Cook County Clerk's Office

### LEGAL DESCRIPTION:

UNIT 5950-1W 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, AS AMENDED, IN THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX  
COUNTY TAX  
NOV. 10.03  
REVENUE STAMP



REAL ESTATE TRANSFER TAX  
# 0000013633  
00138,75  
FP 103017

**CITY OF CHICAGO**  
REAL ESTATE TRANSACTION TAX  
CITY TAX  
NOV. 10.03  
DEPARTMENT OF REVENUE



REAL ESTATE TRANSFER TAX  
# 0000006974  
0208,125  
FP 103018