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WARRANTY DEED
(Corporation to Individual)
(Illinois)

Doc#: 0332839075
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 11/24/2003 12:29 PM Pg: 1 of 2

THIS AGREEMENT, made this 23 day of September, 2003 between 1450 Arthur, 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 ~~6501 N. Greenvlew, Unit 6501-1, Chicago, Illinois 60626~~ party of the second part, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: SIMON ELKIND

Doc#: 0328744092
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 10/14/2003 09:57 AM Pg: 1 of 2

M.G.R. TITLE

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 6501-1 in the ARTHUR ESTATES CONDOMINIUMS on a survey of the following described real estate:

LOTS 19 AND 20 IN LONG'S SUBDIVISION OF LOT 6 IN SUBDIVISION OF L.C. PAINE FREER (RECEIVER) OF THE WEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, which survey is recorded in the office of the Recorder of Deeds of Cook County, Illinois as Document No. 25527070 together with its undivided percentage interest in the common elements, in Cook County, Illinois.

"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 HEREBIN."

THE TENANT OF THIS UNIT HAS WAIVED THEIR RIGHT OF FIRST REFUSAL

P.I.N.: 11-32-316-034-1008

RECORDED TO CORRECT GRANTEE
MERCURY TITLE COMPANY, LLC

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 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 2002 and subsequent years.

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Permanent Real Estate Number(s): 11-32-316-034-1008

Address(es) of Real Estate: 6501 N. Greenview, Unit 6501-1, 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.

1450 Arthur, Inc.
BY: _____
President
ATTEST: _____
Secretary

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

MAIL TO:
Phillip I. Rosenthal
3700 W. Devon, #E
Lincolnwood, Illinois 60712

SEND SUBSEQUENT BILLS TO:
Simon Elkind
6501 N. Greenview, Unit 6501-1
Chicago, Illinois 60626

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 1450 Arthur, 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 _____ day of _____, 2003.

Notary Public
Commission Expires: _____
"OFFICIAL SEAL"
PHILLIP I. ROSENTHAL
NOTARY PUBLIC STATE OF ILLINOIS
My Commission Expires 10/24/2007