UNOFFICIAL COPY

WARRANTY DEED
ILLINOIS STATUTORY
(CORPORATION TO INDIVIDUAL)



Doc#: 0332839101

Eugene "Gene" Moore Fee: \$30.00 Cook County Recorder of Deeds Date: 11/24/2003 12:59 PM Pg: 1 of 4

THE GRANTOR, RPM PROPERTY DEVELOPMENT, 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 & 00/100 DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS AND Address: 4416 N. Harding, Utit 8, Chicago, Illinois 60625 the following Real Estate situated in the County of Cook in the State of Illinois, to wit: SEE EXHIBIT "A" ATTACHED HERT TO AND MADE A PART HEREOF Address of Real Estate: 4416 N. HARDING AVE. CHICAGO, ILA INOIS 60625 13-14-121-016-0000 Permanent Real Estate Index Number: IN WITNESS WHEREOF, said Grantor has caused its corporate sent to be hereto RPM PROPERTY DEVELOPMENT, INC., an Illinois corporation

UNOFFICIAL COP

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that RENATA MACKOWIAK, personally known to me to be the President and Secretary of RPM PROPERTY DEVELOPMENT, INC., an Illinois corporation, and 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 severally acknowledged that as such Presider, and Secretary she signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation, as her 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 underly hand and official seal, this 27 day of Augur

2003.

OFFICIAL SEAL STEVEN E MOLTZ TARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES 10-19-06

NOTARY PUBLIC

Mail To:

Aris Yanibas

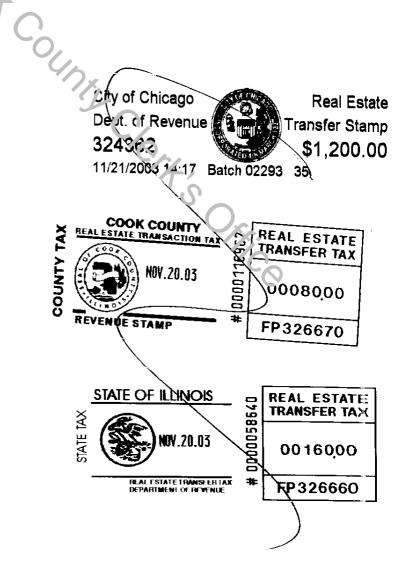
5026 N Lincoln Ave. chicago,

Name and Address of Taxpayer:

YILDIRIM B. AKSOY 4416 N. Harding, Unit 8 Chicago, Illinois 60625

Prepared By:

Law Offices of Steven E. Moltz 79 West Monroe, Suite 826 Chicago, Illinois 60603



0332839101 Page: 3 of 4

UNOFFICIAL COPY

LEGAL DESCRIPTION

\mathbf{p}_{I}	١R	CE:	[()N	$\mathbf{E}\cdot$
1 4	117	v.	\sim	<i>7</i> 1 1	

UNIT(S) 8 & P-6 IN THE 4416 N. HARDING CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 20 IN BLOCK 1 PEARSON AND KINNES ADDITION TO IRVING PARK, BEING A SUBDIVISION OF THE SOUTH ½ OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.; WHICH SURVEY 15 ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0310418079 TOGETHER WITH AN UNDIVIDED PERCENTAGE STEREST IN THE COMMON ELEMENTS.

PARCEL TWO:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE , A LIMITED COMMON ELEMENT AS D'ELINEATED ON A SURVEY ATTACHED TO THE DECLARATION RECORDED AS D'CCUMENT 0310418079.

ADDRESS: UNIT(S) 8 & P-6

4416 N. HARDING AVE., CHICAGO, ILLINOIS 60625

P.I.N: 13-14-121-016-0000

SUBJECT TO: (A) GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING; (B) THE ACT; (C) THE DECLARATION OF CONDOMINIUM RECORDED APRIL 14, 2003, AS DOCUMENT NUMBER 0310418079 INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO, THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN; (D) APPLICABLE ZONENG AND BUILDING LAWS AND ORDINANCES; (E) COVENANTS, CONDITIONS, RESTRICTIONS, ENCROACHMENTS AND EASEMENTS OF RECORD (NONE OF WHICH SHALL IN ANY WAY AFFECT THE USE AND OCCUPANCY OF THE PURCHASED UNIT); (F) ACTS DONE OR SUFFERED BY PURCHASER OR ANYONE CLAIMING THROUGH PURCHASER; (G) UTILITY EASEMENTS, WHETHER RECORDED OR UNRECORDED; (H) LIENS AND OTHER MATTERS OF TITLE OVER WHICH THE TITLE INSURER (AS HEREINAFTER DEFINED) IS WILLING TO INSURE OVER WITHOUT COST TO PURCHASER; (I) EXISTING LEASES AND TENANCIES.

0332839101 Page: 4 of 4

UNOFFICIAL COPY

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.

STRIKE 2 OF !

- 1. THE TENANT OF THE UNIT HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL
- 2. THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL.
- 3. THE PURCHASER OF THE UNIT WAS THE TENANT OF THE UNIT PRIOR TO THE CONVERSION OF THE BUILDING TO A CONDOMINIUM

