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Chicago Title Insurance Company

**WARRANTY DEED
ILLINOIS STATUTORY
(Corporation to Individual)**



0333739016

Doc#: 0333739016
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 12/03/2003 10:12 AM Pg: 1 of 3

Handwritten notes: 170, 12/12/03, 12/12/03, 12/12/03

Property of Cook County Clerk's Office

THE GRANTOR, Capricorn 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, CONVEY(S) and WARRANT(S) to David P. Buchanan, an unmarried person

(GRANTEE'S ADDRESS) 2109 W. Evergreen Avenue, Chicago, Illinois 60622

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

See Exhibit 'A' attached hereto and made a part hereof

THIS IS NOT HOMESTEAD PROPERTY

SUBJECT TO: (i) general real estate taxes not yet due; (ii) covenants, conditions, and restrictions of record, including the Declaration of Covenants, Conditions, Restrictions and By-Laws for the Condominium Association, as amended from time to time; (iii) any utility easements of record; (iv) zoning and building laws and ordinances; (v) party walls, if any; (vi) roads and highways, if any; (vii) acts done or suffered by Purchaser, and (viii) Seller's right to enter the Condominium to complete construction; none other.

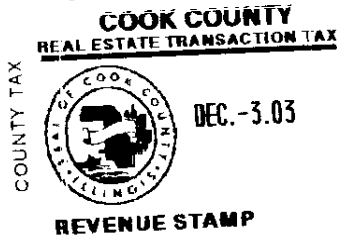
BOX 333-CTI

Permanent Real Estate Index Number(s): 17-08-119-017-0000
Address(es) of Real Estate: 1314 W. Ohio Street, Unit 2, Chicago, Illinois 60622

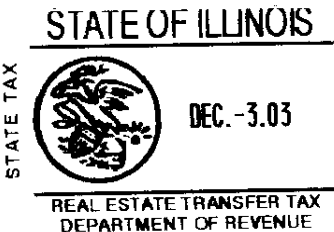
In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its President this 25th day of September, 2003.

Capricorn Development, Inc.

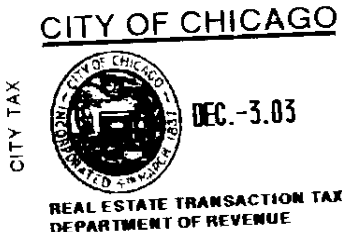
By [Signature]
Tomasz Petelski
President



REAL ESTATE TRANSFER TAX	
# 0000060525	0015500
	FP 102802



REAL ESTATE TRANSFER TAX	
# 0000060377	0031000
	FP 102808



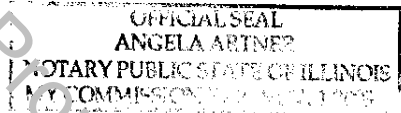
REAL ESTATE TRANSFER TAX	
# 000006534	0232500
	FP 102805

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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 Tomasz Petelski, personally known to me to be the President of the Capricorn Development, Inc., and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such President he 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 his 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 25th day of September 2003



Angela Artner (Notary Public)

Prepared By: Daniel G. Lauer
1424 W. Division Street
Chicago, Illinois 60622

Mail To:
~~David P. Buchanan~~
~~2109 W. Evergreen Avenue~~
~~Chicago, Illinois 60622~~

David P. Buchanan
1314 W Ohio Street, Unit 2
Chicago, IL 60622

Name & Address of Taxpayer:
David P. Buchanan
1314 W. Ohio Street, Unit 2
Chicago, Illinois 60622

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EXHIBIT 'A'

Legal Description

PARCEL 1:

UNIT 2 IN THE 1314 WEST OHIO CONDOMINIUM AS DELINEATED ON A SUREY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 49 SOUTH OF ERIE STREET IN THE SUBDIVISION OF BLOCK 2 IN ASSESSOR'S DIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0326739109, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF ^{P-4}~~P-3~~, LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0326739109.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSIONS 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, AFORESAID, 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.

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