

**WARRANTY DEED  
Statutory (Illinois)  
(Corporation to Individual)**



Doc#: 0334233107  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 12/08/2003 09:45 AM Pg: 1 of 3

**THE GRANTOR**

FRANCISCO ASSOCIATES, LTD., AN ILLINOIS CORPORATION 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 the sum of TEN (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, and pursuant to authority given by the Board of Directors of said corporation CONVEYS and WARRANTS to:

Matthew D. Hopper  
1423 W. Oakdale  
Chicago, IL

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

SEE ATTACHED LEGAL DESCRIPTION AND SUBJECT TO LANGUAGE

Permanent Real Estate Index Number(s): 13-13-313-018-0000

Address(es) of Real Estate: 4256 N. Francisco #2, Chicago, IL 60618

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Chairman this 25 day of August, 2003.

Francisco Associates, Ltd.

(Name of Corporation)

By

[Signature]

BOX 333-071

[Handwritten mark]

# UNOFFICIAL COPY

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Carol J. Myers personally known to me to be the Chairman of Francisco Associates, Ltd. 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 acknowledged that as such Chairman he signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation, as his free and voluntary act, 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 25 day of August, 2003

Commission expires 4/27/06

[Signature]  
NOTARY PUBLIC

This instrument was prepared by Katherine Steffes 2476 W. Estes #2, Chicago, IL 60645  
(Name and Address)

### SEND SUBSEQUENT TAX BILLS TO:


MAIL TO: Sara Sumner  
Name  
1617 N. Hoyne  
Address  
Chicago, IL 60647  
City, State and Zip

Matthew Hooper  
Name  
4256 N. Francisco #2  
Address  
Chicago, IL 60645  
City, State and Zip

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

STATE OF ILLINOIS

STATE TAX



NOV. 25. 03

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE


REAL ESTATE TRANSFER TAX
00196.00
FP 102808

# 0000060061

COOK COUNTY

COUNTY TAX

REAL ESTATE TRANSACTION TAX



NOV. 25. 03


REVENUE STAMP

REAL ESTATE TRANSFER TAX
00098.00
FP 102802

# 0000060208

CITY OF CHICAGO

CITY TAX



NOV. 25. 03

REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
01470.00
FP 102805

# 000006368

# UNOFFICIAL COPY

UNIT NUMBER 4256-2 IN THE FRANCISCO MANOR CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 1, 2 AND 3 IN BLOCK 6 IN ROSE PARK, A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0319627023; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

THE TENANT OF THE UNIT HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

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, 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.

SUBJECT ONLY TO THE FOLLOWING: Declaration of Condominium; provisions of the Condominium Property Act of Illinois; General taxes for 2002 final installment and subsequent years; building lines and building and liquor restrictions of record; zoning and building laws and ordinances; private, public and utility easements; public roads and highways; installments due after the date of closing of assessments established pursuant to the Declaration of Condominium; covenants and restrictions of record as to use and occupancy; party wall rights and agreements, if any; Purchaser's mortgage or trust deed, if any; acts done or suffered by or through the Purchaser.