

# UNOFFICIAL COPY



Doc#: 0335742006  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 12/23/2003 07:40 AM Pg: 1 of 3

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

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:

Margaret M. Henz  
2824 W. Dickens  
Chicago, IL 60647

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: 2909 W. Cullom #3, 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 19 day of August, 2003.

Francisco Associates, Ltd.

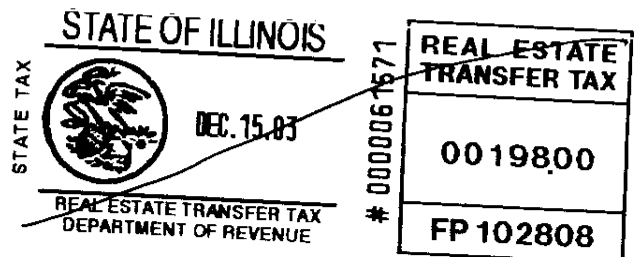
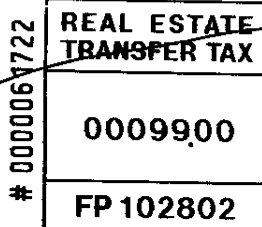
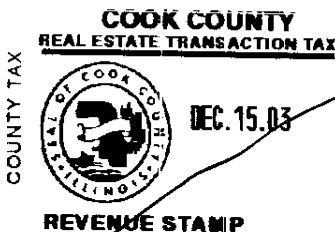
(Name of Corporation)

By [Signature]

817 6116 - 231 37589 / 1014

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COOK 333-65



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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 George C. Miller 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 19 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)

Richard C. Spain  
Name

SEND SUBSEQUENT TAX BILLS TO:

MAIL TO: 33 N. Dearborn, Suite 2220  
Address

MARGARET H. HENZ  
Name

Chicago, IL 60602  
City, State and Zip

2909 W. Cullom #3  
Address

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

Chicago, IL 60618  
City, State and Zip

CITY OF CHICAGO

CITY TAX



DEC. 15.03

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 000007083

REAL ESTATE TRANSFER TAX
0148500
FP 102805

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UNIT NUMBER 2909-3 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 first 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.