

UNOFFICIAL COPY



Chicago Title Insurance Company  
WARRANTY DEED  
ILLINOIS STATUTORY  
(Corporation to Individual)



Doc#: 0402011122  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 01/20/2004 11:58 AM Pg: 1 of 3

CT 1 CR 550 / 412 / 10F1 EDDU NO ABU

THE GRANTOR, MD 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 Ronald Swan and Julie Swan husband and wife, not as joint tenants or tenants in common but as tenants by the entirety,

(GRANTEE'S ADDRESS) 867 N. Hermitage Avenue, Unit 2, 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.

TO HAVE AND TO HOLD said premises as husband and wife, not as joint tenants or tenants in common but as tenants by the entirety forever.

Permanent Real Estate Index Number(s): 17-06-433-025-0000  
Address(es) of Real Estate: 838 N. Winchester Avenue, Unit 3, 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 20th day of December, 2003.

MD Development, Inc.

By [Signature]  
Michael Baglio  
President

Box 333

# UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF Cook

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Michael Baglio, personally known to me to be the President of the MD 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 21<sup>st</sup> day of December 2003



*[Signature]*

(Notary Public)

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

**Mail To:**  
Martin Y. Joseph, Esq.  
1541 W. Chicago Avenue  
Chicago, Illinois 60622

**Name & Address of Taxpayer:**  
Ronald Swan and Julie Nafziger  
838 N. Winchester Avenue, Unit 3  
Chicago, Illinois 60622

*Property of Cook County Clerk's Office*

**STATE OF ILLINOIS**  
STATE TAX  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE  
JAN. 13. 04  
# 0000063470  
REAL ESTATE TRANSFER TAX  
0044800  
FP 102808

**COOK COUNTY**  
COUNTY TAX  
REAL ESTATE TRANSACTION TAX  
REVENUE STAMP  
JAN. 13. 04  
# 0000063565  
REAL ESTATE TRANSFER TAX  
0022400  
FP 102802

**CITY OF CHICAGO**  
CITY TAX  
REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE  
JAN. 13. 04  
# 000008788  
REAL ESTATE TRANSFER TAX  
0336000  
FP 102805

**UNOFFICIAL COPY****EXHIBIT 'A'  
Legal Description****PARCEL 1:**

UNIT 3 IN THE 838 NORTH WINCHESTER CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 9 AND THE NORTH HALF OF LOT 10 IN CRAM'S SUBDIVISION OF LOT 3 IN BLOCK 7 IN THE SUPERIOR COURT PARTITION OF BLOCKS 2, 4, 7 AND THE WEST HALF OF BLOCK 3 AND THE SOUTH HALF OF BLOCK 8, ALL IN THE SUBDIVISION BY COCHRAN AND OTHERS OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0334231145, 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-3 AND S-3, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0334231145.

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.

Property of Cook County Clerk's Office