

UNOFFICIAL COPY

WARRANTY DEED

Statutory (Illinois)
(Corporation to Individual)



Doc#: 0402916120
Eugene "Gene" Moore Fee: \$28.50
Cook County Recorder of Deeds
Date: 01/29/2004 02:12 PM Pg: 1 of 3

Above Space for Recorder's Use Only

THE GRANTOR CENDANT MOBILITY FINANCIAL CORPORATION

a corporation created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, for and in consideration of Ten and no/100 (\$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

Dimitre Chopov
1421 E. Elmdale #2A
Chicago, IL

(Name and Address of Grantee)

Not as Joint Tenants with rights of survivorship, nor as Tenants in Common, but as TENANTS BY THE ENTIRETY, the following described Real Estate situated in the County of COOK in the state of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED AND MADE A PART HEREOF

TO HAVE AND TO HOLD said premises as husband and wife, not as Joint Tenants, nor as Tenants in Common but as TENANTS BY THE ENTIRETY forever

Permanent Real Estate Index Number(s): 12-11-122-012-1031

Address(es) of Real Estate: 5511 North Chester Avenue Unit 31, Chicago, IL 60656

SUBJECT TO: covenants, conditions and restrictions of record,

Document Number(s) _____; _____; and to General Taxes for 2003 and subsequent years.

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 BURROW CLOSING MANAGEMENT CORPORATION and/or IT'S DULY AUTHORIZED AGENT, and attested by its _____ AUTHORIZED AGENT, this 21 day of

October, 2003.

CENDANT MOBILITY FINANCIAL CORPORATION
(Name of Corporation)

X By [Signature] Authorized Agent

X Attest: [Signature] Agent

IMPRESS
CORPORATE SEAL
HERE

file 200307208 yr
244

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COOK COUNTY REAL ESTATE TRANSFER TAX	REAL ESTATE TRANSFER TAX
JAN. 29. 04	0009500
# 0000121857	FP326670



REVENUE STAMP

STATE TAX	STATE OF ILLINOIS	REAL ESTATE TRANSFER TAX
	JAN. 28. 04	0019000
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000061340	FP326669

Warranty Deed
CORPORATION TO INDIVIDUAL

TO

Property of

✓ ^{NEW JERSEY} State of Illinois, County of BURLINGTON ss. I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that Ann JZZI personally known to me to be the Authorized Agent of CENDANT MOBILITY FINANCIAL CORPORATION and Cheryl Berger personally known to me to be the Authorized Agent of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Ann JZZI Authorized Agent and Cheryl Berger Authorized Agent, they 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 their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

IMPRESS
NOTARIAL SEAL
HERE

Given under my hand and official seal, this 21ST day of OCTOBER, 2003
 EDWARD J ZIOLKOWSKI JR
 NOTARY PUBLIC
 STATE OF NEW JERSEY
 COMMISSION EXPIRES 04/05/2005

This instrument was prepared by: JOHN F. MORREALE, 449 TAFT AVENUE, GLEN ELLYN, ILLINOIS 60137

MAIL TO:

Shane E. Mowery
(Name)

3700 N. Lake Shore Dr., #902
(Address)

Chicago, IL 60657
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

Dimitre Chozov
(Name)

5511 N. Chester Ave., #31
(Address)

Chicago, IL 60656
(City, State and Zip)

BT-1433948

City of Chicago
Dept. of Revenue
329640



Real Estate
Transfer Stamp
\$1,425.00

01/29/2004 12:52 Batch 02231 21

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PARCEL 1:

UNIT (S) 31 IN THE PARKSIDE SQUARE CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING TRACT OF LAND : LOT 2 IN SECOND ADDITION TO SZCZESNY'S SUBDIVISION OF PART OF THE EAST ½ OF THE SOUTH ½ OF THE NORTH ½ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 11, TOWNSHIP 40, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 23, 2001 AS DOCUMENT 0010780629, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-31, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID, AS AMENDED FROM TIME TO TIME, RECORDED AS DOCUMENT NUMBER 10780629.

ALSO:

RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE AFOREMENTIONED DECLARATION AS AMENDED AND THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

SUBJECT TO THE FOLLOWING, IF ANY:

GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING; SPECIAL ASSESSMENTS CONFIRMED AFTER THE AGREEMENT DATE; BUILDING LINE AND USE AND OCCUPANCY COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD; ZONING LAWS AND ORDINANCES; EASEMENTS FOR PUBLIC UTILITIES; DRAINAGE DITCHES, LATERALS AND DRAIN TILES; PARTY WALLS AND PARTY WALL RIGHTS, IF APPLICABLE; AND, LIMITATION ESTABLISHED BY THE ILLINOIS CONDOMINIUM ACT OR COVENANTS OF A HOMEOWNER'S ASSOCIATION, IF APPLICABLE