

# UNOFFICIAL COPY



Doc#: 0403533000  
Eugene "Gene" Moore Fee: \$32.00  
Cook County Recorder of Deeds  
Date: 02/04/2004 11:51 AM Pg: 1 of 5

I, MICHAEL P CUSACK OF CHICAGO TITLE INSURANCE COMPANY, CERTIFY THAT THE ATTACHED DEED FROM AIDAN DEVELOPMENT TO JEREMY CLARK AND PETRA CLARK DATED 30 JULY 2002 IS A TRUE AND CERTIFY COPY OF THE ORIGINAL

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30<sup>TH</sup> DAY OF JANUARY 2004.

  
\_\_\_\_\_  
NOTARY PUBLIC

CF /  
NA  
PLS  
TAL  
COST  
DATE

Property of Cook County Clerk's Office

copy

# UNOFFICIAL COPY

## WARRANTY DEED

This Indenture, made this 30<sup>th</sup> day of July, 2002, between Aidan Development Corp., an Illinois Corporation created and existing under the State of Illinois under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and Jeremy and Petra Clark, of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten 00/100 Dollars (\$10.00) and good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the President thereof, by these presents does REMISE, RELEASE, ALIEN, CONVEY and WARRANT unto the party of the second part as Tenants of the Entirety and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois unknown and described as follows, to wit:

PARCEL 1:  
 UNITS 1 IN THE 2145 NORTH SHEFFIELD CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:  
 LOT 47 IN BLOCK 4 IN CUSHMAN'S RESUBDIVISION OF THE NORTH 1/2 OF BLOCK 4 OF SHEFFIELD'S ADDITION TO CHICAGO IN SECTIONS 29, 31, 32 AND 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 002077362, AND AS AMENDED, 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-1 AND P-4, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 002077362.

Together with all and singular the hereditament and appurtenances thereunto belonging, or in anyway appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or in equity, of, in and to the above described premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

CTH

1000

\*Clark

PK

NA

35745003

Cook County Office

**UNOFFICIAL COPY**

- (a) General real estate taxes not yet due and for subsequent years not yet due, including taxes which may accrue by reason of new or additional improvements during the year of closing;
- (b) Easements, covenants, restrictions, agreements, conditions, and building lines of record and party wall rights;
- (c) Applicable Zoning and Building Laws and Ordinances;
- (d) Roads and Highways, if any;
- (e) Unrecorded public utility easements, if any;
- (f) Grantee's Mortgage, if any;
- (g) Plats of dedication and covenants thereof, if any;
- (h) Acts done or suffered by Grantee, or anyone claiming under the Grantee.

Permanent Real Estate Index Number(s): 14-32-217-007-0000

Address of Real Estate: 2145 N. SHEFFIELD, #1, CHICAGO, IL

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.

**IN WITNESS WHEREOF**, said party of the first part has caused its name to be signed to those present by its President and Secretary the day and year first above written.

Aidan Development Corp.

By: Aidan Dillman  
President

# UNOFFICIAL COPY

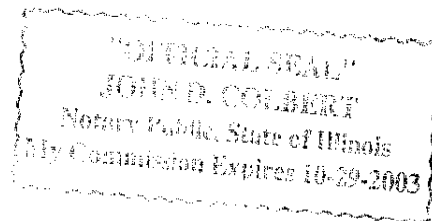
State of Illinois) )  
 ) ss.  
County of Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Aidan Dunican personally known to me to be the PRESIDENT and Secretary of Aidan Development Corp., 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 severally acknowledged that 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.

GIVEN under my hand and official seal, this 30<sup>th</sup> day of July, 2002.

NOTARY PUBLIC

EXEMPT UNDER PROVISIONS OF PARAGRAPH  
E, SEC. 200, 1-2 (B-6) or PARAGRAPH  
E, SEC. 200, 1-4 (B) OF THE CHICAGO  
TRANSACTION TAX ORDINANCE.



DATE BUYER, SELLER REPRESENTATIVE

Send Subsequent Tax Bills to:

Jeremy Clark  
Name  
2145 N. Sheffield #1  
Address  
Chicago, IL 60614  
City, State and Zip

Send Deed to:

Patrick J. Powers, Ltd  
Name  
19 S. LaSalle Suite 507  
Address  
Chicago, IL 60603  
City, State and Zip

Prepared by:

John D. Colbert  
Attorney at Law  
2724 North Lincoln Ave.  
Chicago, Illinois 60614

# UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 1/30, 19 2007 Signature: [Signature]  
Grantor or Agent

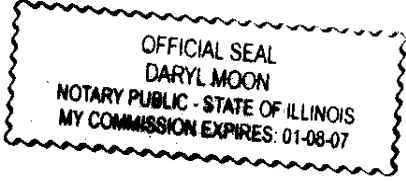
Subscribed and sworn to before me by the

said UNDESIGNED

this 30 day of JANUARY

19 2007

[Signature]  
Notary Public



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 1/30, 19 2007 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the

said UNDESIGNED

this 30 day of JANUARY

19 2007

[Signature]  
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]