

# 355468

UNOFFICIAL COPY

**WARRANTY DEED**



Doc#: 0404926389  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 02/18/2004 02:55 PM Pg: 1 of 9

GRANTOR(S):

**RH DEVELOPERS, 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

Currently Maintaining Office at:  
952 N. Wood  
Chicago, IL 60622

(The Above Space For Recorder's Use Only)

for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to: **NANCY FLORIDIA, A SINGLE WOMAN** the following described Real Estate situated in the State of Illinois, to wit:

P.I.N. (underlying): 17-06-400-001-0000 17-06-400-002-0000 17-06-400-003-0000

PROPERTY ADDRESS: 1151 N. Damen and 1959 W. Division, Chicago, IL 60622  
Unit # 1151-3C  
And Parking Unit # P-5 and P-10

**MARQUIS TITLE**

TM129785  
0300299

**UNITS 1151-3C AND PARKING SPACE P-5 and P-10 TOGETHER WITH ITS UNDIVIDED INTEREST IN THE COMMON ELEMENTS IN D-SQUARED CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0328818054, IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**GRANTOR HEREBY GRANTS AND ASSIGNS TO GRANTEE THE EXCLUSIVE USE OF STORAGE SPACE NUMBER S-3, A LIMITED COMMON ELEMENT AS SET FORTH IN THE AFORESAID DECLARATION OF CONDOMINIUM.**

**GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED THEREIN.**

**THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.**

**SUBJECT TO: GENERAL REAL ESTATE TAXES AND SPECIAL ASSESSMENTS NOT DUE AND PAYABLE AT THE TIME OF CLOSING, APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES AND OTHER ORDINANCES OF RECORD; THE CONDOMINIUM DOCUMENTS, INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO, AND ALL OF THE COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS SET FORTH THEREIN; COVENANTS, CONDITIONS, RESTRICTIONS, BUILDING LINES AND OTHER MATTERS OF RECORD FILED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS; UTILITY EASEMENTS; ACTS DONE OR SUFFERED BY PURCHASER OR ANYONE CLAIMING BY, THROUGH OR UNDER PURCHASER; LEASES, LICENSES AND EASEMENTS RELATING TO LANDSCAPING, MAINTENANCE, REPAIR, SNOW REMOVAL, STORM WATER RETENTION, REFUSE OR OTHER SERVICES TO, FOR OR ON THE PROPERTY OR OTHERWISE AFFECTING THE COMMON ELEMENTS; TERMS AND PROVISIONS OF THE ILLINOIS CONDOMINIUM PROPERTY ACT.**

LEWART TITLE OF ILLINOIS  
2 N. LA SALLE STREET  
SUITE 1920  
CHICAGO, IL 60602

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX	0386250	FP 102807
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# 000008473

CITY OF CHICAGO



JAN. 20. 04

CITY TAX

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX	0051500	FP 102804
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# 0000016375

STATE OF ILLINOIS



STATE TAX

JAN. 20. 04

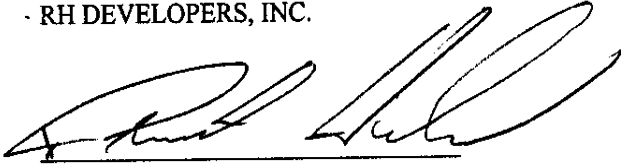
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# UNOFFICIAL COPY

Hereby releases and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said real estate forever.

DATED this 31 day of December, 2003.

RH DEVELOPERS, INC.


  
by its President

Attest: Henry Kochanski  
its Secretary

STATE OF ILLINOIS, COUNTY OF COOK ) SS: I, the undersigned, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Robert Walaszek, President, and attested by Henry Kochanski, Secretary of RH Developers, Inc., personally known to me to be the same person(s) whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that s/he signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 31 day of December, 2003.



  
Notary Public

Prepared by: WALDEMAR WYSZYNSKI, Attorney at Law, 15 N. Northwest Hwy., Park Ridge, IL 60068

Return to:

DANIEL BERRY 03-0104 RE  
3838 W. 111TH ST  
CHICAGO, IL 60655

Send Subsequent Tax Bill To:

NANCY FLORES DIA  
1151 W. DAME RD. Unit 3C  
CHICAGO, IL 60622

