

# UNOFFICIAL COPY

This instrument drafted by:  
Michael J. Sreenan, Esq.  
853 N. Elston Ave.  
Chicago, Illinois 60622



Doc#: 0407133061  
Eugene "Gene" Moore Fee: \$26.00  
Cook County Recorder of Deeds  
Date: 03/11/2004 08:38 AM Pg: 1 of 2

## WARRANTY DEED

This indenture, made January 29, 2004 between Abdelhamid Chaib ("Grantor") and Michael J. Stevenson ("Grantee") whose address is: 2911 N. Western Avenue, Chicago, IL 60618, Unit 312 and P10

*\*A married man - This is not homestead property to Abdelhamid Chaib*

Witnesseth, that the Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration the receipt of which is acknowledged, does hereby grant, sell, convey and warrant unto the Grantee, the following described real estate, situated in the City of Chicago, Cook County, Illinois to wit:

### PARCEL 1:

UNIT 312 IN THE RIVER WALK LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

CERTAIN PARTS OF LOTS IN BLOCK 9, IN CLYBOURN AVENUE ADDITION TO LAKEVIEW AND CHICAGO, IN SECTION 30, 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 00170100, 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 P10, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 00170100.

### PARCEL 3:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS, USE AND ENJOYMENT UPON THE PROPERTY AS DEFINED, DESCRIBED AND DECLARED IN THE DECLARATION OF EASEMENTS AND COVENANTS RECORDED AS DOCUMENT NUMBER 00170099.

STATE OF ILLINOIS

STATE TAX



MAR.-8.04

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000065975

REAL ESTATE  
TRANSFER TAX

0030900

FP 102808

COOK COUNTY  
REAL ESTATE TRANSACTION TAX

COUNTY TAX



MAR.-8.04

REVENUE STAMP

# 0000066147

REAL ESTATE  
TRANSFER TAX

0015450

FP 102802

**BOX 333-CTI**

ATC NA

8171726

221

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Grantor also hereby grants to the Grantee, and the successors and assigns of Grantee, 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 of Condominium for the benefit of the remaining property described therein.

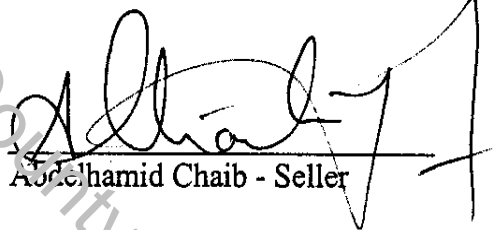
This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration of Condominium the same as though the provisions of said Declaration were recited and stipulated at length herein.

Commonly known as 2911 N. Western Avenue, Chicago, Illinois. Permanent Index Numbers: 14-30-116-023-1037.

To Have And To Hold the same unto the Grantee as aforesaid and to the proper use, benefit and behoof of the Grantee forever.

No tenant of the Unit had a right of first refusal to purchase the Unit.

In Witness Whereof, the Grantor has executed this Deed as of the date first above written.

By:   
Abdelhamid Chaib - Seller

State of Illinois )  
                          ) ss  
County of Cook)

The undersigned, a Notary Public in and for said County in the State aforesaid, Does Hereby Certify that Abdelhamin Chain, Seller, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such seller appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act, and as the free and voluntary act, as seller, for the uses and purposes therein set forth;

Given under my hand and Notarial Seal, January 29, 2004.

Maria R. Ramos  
Notary Public

Upon recordation, return to:

David S. Gordon  
73/ N. Milwaukee Avenue  
Libertyville, IL 60048

