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Doc#: 0407605054
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 03/16/2004 09:51 AM Pg: 1 of 4

Warranty Deed
Statutory (ILLINOIS)
(Corporation to Individual)

THE GRANTOR

Above Space for Recorder's use only

KENMORE DEVELOPMENT, LTD., 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 the sum of (\$10) TEN DOLLARS, in hand paid, and pursuant to authority given by the Board of directors of said corporation, CONVEYS and WARRANTS to, JOSEPH J. CYGAN, III, 2906 Spanish Circle, Tampa, FL, the following described Real Estate situated in the County of in the State of Illinois, to wit:

4ap

UNIT NO. 816-G AND PARKING SPACE P-8 IN SUNNYSIDE COURT CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THAT PART OF LOTS 4, 5 AND 6 AND THE WEST 16 FEET OF THE NORTH 16 FEET OF LOT 1 IN A. T. GALT'S SHERIDAN ROAD SUBDIVISION AND THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN TOGETHER WITH THE EAST 35 FEET OF THE WEST 40.865 FEET OF LOT 12 IN H. J. WALLINGFORD'S SUBDIVISION OF 15 RODS SOUTH OF AND ADJOINING THE NORTH 95 RODS OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 17 AND TOGETHER WITH LOT 6 IN BLETSCH'S RESUBDIVISION OF LOTS 11 AND 12 (EXCEPT THE WEST 40.865 FEET OF LOT 12 IN H. J. WALLINGFORD'S SUBDIVISION AFORESAID) ALL TAKEN AS A TRACT, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID TRACT (SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 4); THENCE SOUTH 89 DEGREES 45 MINUTES 30 SECONDS WEST ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 75.94 FEET (THE SOUTH LINE OF SAID TRACT ALSO BEING THE NORTH LINE OF W. SUNNYSIDE AVENUE); THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 172.61 FEET; THENCE NORTH 45 DEGREES 49 MINUTES 23 SECONDS EAST, 4.95 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 16.18 FEET TO THE NORTH FACE OF AN EXISTING 3 STORY BRICK BUILDING; THENCE NORTH 89 DEGREES 43 MINUTES 13 SECONDS WEST ALONG THE NORTH FACE OF SAID BRICK BUILDING, A DISTANCE OF 29.33 FEET; THENCE NORTH 00 DEGREES 10 MINUTES 37 SECONDS EAST ALONG THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE EAST 35 FEET OF THE WEST 40.865 FEET OF LOT 12 IN SAID H. J. WALLINGFORD'S SUBDIVISION AND ALONG THE WEST LINE OF SAID LOT 12, A DISTANCE OF 104.21 FEET TO THE NORTH LINE OF SAID LOT 12; THENCE SOUTH 89 DEGREES 53 MINUTES 55 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 12 AND ALONG THE NORTH LINE OF LOT 6 IN SAID BLETSCH'S RESUBDIVISION, A DISTANCE OF 65.40 FEET TO THE NORTHEAST CORNER OF SAID LOT 6 (THE NORTH LINE OF SAID LOTS 12 AND 6 ALSO BEING THE SOUTH LINE OF W. WINDSOR AVENUE) THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 6, A DISTANCE OF 93.93 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE SOUTH 89 DEGREES 54 MINUTES 02 SECONDS EAST ALONG THE NORTH LINE OF LOTS 1 AND 4 IN SAID A. T. GALT'S SHERIDAN ROAD SUBDIVISION, A DISTANCE OF 52.0 FEET TO THE EAST LINE OF THE WEST 16.0 FEET OF SAID LOT 1; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF THE WEST 16.0 FEET OF SAID LOT 1, 16.0 FEET TO THE SOUTH LINE OF THE NORTH 16.0 FEET OF SAID LOT 1; THENCE NORTH 89 DEGREES 54 MINUTES 02 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTH 16.0 FEET OF SAID LOT 1, A DISTANCE OF 16.0 FEET TO THE EAST LINE OF LOT 4 IN A. T. GALT'S

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Property of Cook County Clerk's Office

095294
 STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 DEPT. OF REVENUE
 MAR 12 '04
 285.00
 PB. 10516

095581
 Cook County
 REAL ESTATE TRANSACTION TAX
 DEPT. OF REVENUE
 MAR 12 '04
 142.50
 PB. 10849

098745
 CITY OF CHICAGO
 REAL ESTATE TRANSACTION TAX
 DEPT. OF REVENUE
 MAR 12 '04
 712.50
 PB. 11196

098746
 CITY OF CHICAGO
 REAL ESTATE TRANSACTION TAX
 DEPT. OF REVENUE
 MAR 12 '04
 712.50
 PB. 11196

098747
 CITY OF CHICAGO
 REAL ESTATE TRANSACTION TAX
 DEPT. OF REVENUE
 MAR 12 '04
 712.50
 PB. 11196

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SHERIDAN ROAD SUBDIVISION AFORESAID; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 4, A DISTANCE OF 136.80 FEET TO THE PLACE OF BEGINNING, COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 25, 2003 AS DOCUMENT NO. 0323731105, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS.

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.

The tenant has no right of first refusal.

Permanent Index Numbers: 14-17-223-017, 14-17-223-008, 14-17-223-009

Address of Real Estate: 814-816 W. SUNNYSIDE, UNIT 816-G, CHICAGO, IL 60640

SUBJECT TO: covenants, conditions, and restrictions of record 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 its President, and attested by its Secretary, this 1st day of March, 2004.

KENMORE DEVELOPMENT, LTD.

By


AVRAM BOGOJEL, President

Attest:


JUDITH ANNE GLEASON, Secretary

UNOFFICIAL COPY

State of Illinois, County of Cook ss, I, the undersigned, a Notary Public In and for the County and State aforesaid, DO HEREBY CERTIFY that AVRAM BOGOJEL is personally known to me to be President of the corporation, and JUDITH ANNE GLEASON is personally known to me to be the Secretary 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 President and Secretary, they signed, sealed and delivered the said instrument and caused the corporate seal of the 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 corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 1st day of March, 2004.

Commission expires



Judith Turner
NOTARY PUBLIC

This instrument was prepared by: Douglas G. Shreffler, 4653 N. Milwaukee Ave., Chicago, Illinois 60630

MAIL TO:

David L. Rudolph, Esq.
111 W. Washington St., Suite 823
Chicago, IL 60602

SEND SUBSEQUENT TAX BILLS TO:

JOSEPH J. CYGAN, III
814-826 W. SUNNYSIDE
UNIT 816-G
CHICAGO, IL 60640

OR

Recorder's Office Box No. _____

CLERK'S OFFICE OF COOK COUNTY