

UNOFFICIAL COPY

WARRANTY DEED

ILLINOIS STATUTORY
(Corporation to Individual)

MAIL TO:

John J. O'Connor
4544 N. 103rd St
OAK LAWN, IL, 60453

NAME & ADDRESS OF TAXPAYER:

Patrick O'Toole
4944 N. DAMEN UNIT 1S
Chicago, IL, 60625



Doc#: 0409208049
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 04/01/2004 11:58 AM Pg: 1 of 3

RECORDER'S STAMP

THE GRANTOR JTI Investments, Ltd.

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, for and in consideration of Ten and no/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 Patrick O'Toole and Kathleen O'Connor**

(GRANTEES' ADDRESS) 3755 North Damen #2, Chicago, IL 60618
of the City of Chicago County of Cook State of Illinois

all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit: **** Not in Tenancy in Common, but in JOINT TENANCY.**

** Each having number marked*

See Attached Legal Description

NOTE: If complete legal cannot fit in this space, leave blank and attach a separate 8-1/2" x 11" sheet, with a minimum of 1/2" clear margin on all sides.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number(s): 14-07-317-024-0000 & 14-07-317-025-0000

Property Address: 4944 North Damen, Unit 1S, Chicago, IL 60625

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 Michael Hurley President, and attested by its Michael Hurley Secretary, this 3rd day of March, 19 2004

IMPRESS
CORPORATE
SEAL HERE

JTI Investments, Ltd.

(Name of Corporation)

BY: Michael Hurley

Michael Hurley

PRESIDENT

ATTEST: Michael Hurley

Michael Hurley

SECRETARY

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

COMPLIMENTS OF Chicago Title Insurance Company

2215966-15

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STATE OF ILLINOIS

County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Michael Hurley personally known to me to be the President of the JTI Investments, Ltd. Corporation, and Michael Hurley 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 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 notarial seal, this 3rd day of March, 192004

My commission expires on _____, 19____ Notary Public



City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
334179 \$3,202.50
03/25/2004 10:28 Batch 10248 10

COUNTY - ILLINOIS TRANSFER STAMP

NAME and ADDRESS OF PREPARER:

Griffin & Gallagher
10001 S. Roberts Road
Palos Hills, IL 60465

EXEMPT UNDER PROVISIONS OF PARAGRAPH

SECTION 4,

REAL ESTATE TRANSFER ACT

DATE: _____

Signature of Buyer, Seller or Representative

** This conveyance must contain the name and address of the Grantee for tax billing purposes: (55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (55 ILCS 5/3-5022).

TO	FROM
CORPORATION TO INDIVIDUAL	
WARRANTY DEED ILLINOIS STATUTORY	


UNOFFICIAL COPY


UNIT 1S IN 4944-4946 NORTH DAMEN CONDOMINIUM TOGETHER WITH THE EXCLUSIVE RIGHT TO USE GARAGE SPACE P-1S AND STORAGE SPACE S-4, BOTH LIMITED COMMON ELEMENTS, AS DELINEATED ON THAT CERTAIN SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE TO WIT: LOTS 5 AND 6 IN BLOCK 1 IN CULVER PARK, BEING E.H. GAMMONS SUBDIVISION OF LOTS 1 AND 2 OF MARBACH AND OTHERS SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.


WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS ON JANUARY 30, 2004 AS DOCUMENT 0403034099 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY AFORESAID, ALL IN COOK COUNTY, ILLINOIS.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, 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 AS THE RIGHT AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN. THIS DEED IS SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION ARE RECITED AND STIPULATED AT LENGTH HEREIN.

COMMONLY KNOWN AS: 4944 N. DAMEN, UNIT 1S, CHICAGO, IL 60625-1415
PIN: 14-07-317-024-0000 AND 14-07-317-025-0000

STATE TAX	STATE OF ILLINOIS	# 0000015056	REAL ESTATE TRANSFER TAX
	 APR.-1.04		00000.50
	COOK COUNTY		FP35 1009

STATE TAX	STATE OF ILLINOIS	# 0000015055	REAL ESTATE TRANSFER TAX
	 APR.-1.04		00426.50
	COOK COUNTY		FP35 1009

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000016046	REAL ESTATE TRANSFER TAX
	 APR.-1.04		002 13.50
	REVENUE STAMP		FP35 1021