

UNOFFICIAL COPY

2063848 MTCML
WARRANTY DEED
CORPORATION GRANTOR



Doc#: 0410426026
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 04/13/2004 09:43 AM Pg: 1 of 3

M.G.R. TITLE

The Grantor, FINAN DEVELOPMENT CORP., an Illinois 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/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, and pursuant to the authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to ANDREW JESSEN of 1341 W. FULLERTON, #234, CHICAGO, IL 60614, County of Cook, State of Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION RIDER FOR DEED

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed by these presents by its President and attested by its President, this 9th day of April 2004.

PIN: 14-20-405-039

COMMONLY KNOWN AS: 3514 N. FREMONT, UNIT 2, CHICAGO, IL 60657

City of Chicago
Dept. of Revenue
335918
04/12/2004 10:32 Batch 11866 39



Real Estate
Transfer Stamp
\$4,012.50

By: Elizabeth A. Finan
FINAN DEVELOPMENT CORP.,
an Illinois corporation
ELIZABETH A. FINAN, PRES.

This Instrument Prepared By:

HAL A. LIPSHUTZ
1120 W. BELMONT
CHICAGO, IL 60657-3313

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
APR. 11. 04
REVENUE STAMP

0000126618
REAL ESTATE
TRANSFER TAX
0026750
FP326670

STATE TAX
STATE OF ILLINOIS
APR. 12. 04
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000003360
REAL ESTATE
TRANSFER TAX
0053500
FP326660

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Send subsequent tax bills to:

ANDREW JESSEN
 3514 N. FREMONT #2
 CHICAGO, IL 60657



MAIL TO: LINSEY COHEN

222 N , LASALLE #1910, CHICAGO, IL 60601-1102

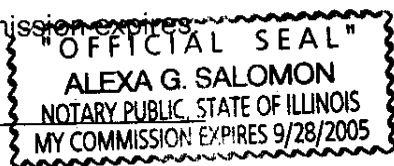
STATE OF ILLINOIS)
) SS:
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that ELIZABETH A. FINAN, PRESIDENT OF FINAN DEVELOPMENT CORP., AN ILLINOIS CORPORATION, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such officer, appeared before me this day in person and acknowledged that she signed and delivered such instrument as her own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal, this 9th day of April 2004.

Notary Public

My commission expires _____



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LEGAL DESCRIPTION RIDER FOR DEED

PARCEL 1: UNIT 2 IN THE 3514 N. FREMONT CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 31 AND THE NORTH 9 FEET OF LOT 30 IN BLOCK 2 IN THE CANNELL'S SHEFFIELD AVENUE ADDITION TO THE SOUTHEAST 1/4 OF SECTION 20, 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 AS DOCUMENT 0409931051, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-2, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0409931051.

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, 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.

THIS DEED IS FURTHER SUBJECT TO: (a) general real estate taxes not due and payable at the time of Closing; (b) applicable zoning, building laws and ordinances; (c) the limitations and conditions imposed by the Act; (d) the limitations and conditions imposed by the Municipal Code of Chicago; (e) the Condominium Documents including all amendments and exhibits thereto; (f) covenants, conditions, declarations, restrictions and building lines of record; provided such do not materially affect the Purchaser's use of the purchased unit as a condominium home; (g) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (h) encroachments, if any, as shown on the Plat of Survey to be attached as Exhibit "D" to the Declaration; (i) public utility easements; (j) installments due after Closing for assessments levied pursuant to the Declaration; (k) private easements; provided such private easements do not affect the use of Purchaser's unit as a condominium home; (l) party wall rights and agreements (m) matters over which the title company has agreed to insure.

GRANTOR CERTIFIES THAT NOTICE OF INTENT AS REQUIRED BY SECTION 30 OF THE ILLINOIS CONDOMINIUM PROPERTY ACT WAS NOT SERVED AS THERE WERE NO TENANTS AT THE PROPERTY.

PIN: 14-20-405-039

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