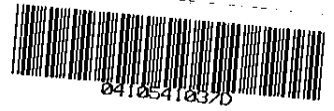


UNOFFICIAL COPY

WARRANTY DEED  
STATUTORY (ILLINOIS)  
(LIMITED LIABILITY COMPANY TO INDIVIDUAL)



Doc#: 0410541037  
Eugene "Gene" Moore Fee: \$26.00  
Cook County Recorder of Deeds  
Date: 04/14/2004 09:50 AM Pg: 1 of 2

THE GRANTOR, 2801 Howard, LLC, an Illinois Limited Liability Company, of the City of Chicago, State of Illinois for and in consideration of the sum of TEN (\$10.00) and 00/100 DOLLARS and other good and valuable consideration, in hand paid, CONVEY AND WARRANT TO:  
Joseph Jeron and Richard O'Connor, as Tenants In Common, 1801C W. Estes, Chicago, IL 60660

M.G.R. TITLE

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit  
SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Real Estate Index Number (s):  
10-25-303-019-0000; 10-25-303-049-0000

Address of Real Estate:  
2811 W. Howard Street, Unit 2E / P- 4  
Chicago, Illinois

(above space for recorder only)

SUBJECT TO: (1) real estate taxes not yet due and payable; (2) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing; (3) applicable zoning and building laws or ordinances, including without limitation building line restrictions; (4) encroachments, utility easements, covenants, conditions, restrictions, public and private easements, and agreements of record, provided that the foregoing do not materially adversely affect Grantee's quiet use and enjoyment of the Premises as a residential condominium; (5) the Declaration of Condominium and all amendments and exhibits thereto; (6) provision of the Condominium Property Act of Illinois; (7) acts done or suffered by Grantee, or anyone claiming, by, through, or under Grantee; and (8) liens and other matters as to which the Title Insurer commits to insure Grantee against loss or damage.

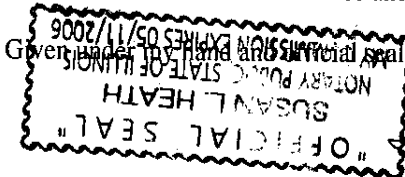
In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Manager this  
March 30, 2004.

2053975  
MERCURY TITLE COMPANY, LLC  
1072 1188  
State of Illinois )  
) ss  
County of Cook

2801 Howard, LLC  
BY:   
Robert D. Mosky, A Manager

2

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Robert D. Mosky, as Manager of 2801 Howard, LLC, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purpose therein set forth.



Government by hand and official seal this March 30, 2004.  
  
Notary Public

This Instrument was prepared by Brown, Udell & Pomerantz, 1332 N. Halsted Street Suite 100, Chicago, IL.

Mail to: Barry E. Morgen  
Morgen & Pearl  
7101 N. Cicero Ave #100  
Lincolnwood, IL 60712

Send subsequent tax bills to: Joseph Jeron and Richard O'Connor  
2811 W. Howard Street, Unit 2E  
Chicago, IL 60645

# UNOFFICIAL COPY

## Legal Description

PARCEL 1:

UNIT 2E IN 2811 HOWARD CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 4 AND 5 IN BLOCK 1 IN OLIVER SALINGER AND COMPANY'S HOWARD STREET ADDITION TO ROGERS PARK, A SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0708903062, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-4, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0708903062

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANCES 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.

THERE IS NO RIGHT OF FIRST REFUSAL AS THE UNIT IS NEWLY CONSTRUCTED

PIN: 10-25-303-019-0000; 10-25-303-049-0000


Commonly known as 2811 W. Howard Street, Chicago, Illinois

City of Chicago  
 Dept. of Revenue  
 336036  
 04/13/2004 10:44 Batch 11867 42



Real Estate  
 Transfer Stamp  
 \$1,762.50

STATE TAX




STATE OF ILLINOIS  
 APR. 13.04  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE

# 000003728  
 # 000000000

REAL ESTATE TRANSFER TAX
00235.00
FP326660

COOK COUNTY  
 REAL ESTATE TRANSACTION TAX  
 APR. 12.04



COUNTY TAX  
 REVENUE STAMP

# 000012685

REAL ESTATE TRANSFER TAX
00117.50
FP326670