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Chicago Title Insurance Company

WARRANTY DEED ILLINOIS STATUTORY



0411347012D

Doc#: 0411347012
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 04/22/2004 07:12 AM Pg: 1 of 3

CIT

4335405 1/2

THE GRANTOR(S) Miroslaw Kranski, married, of the Village of Niles, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Adesuwa Otabo (GRANTEE'S ADDRESS) 1040 W. Hollywood; #418, Chicago, Illinois 60660 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

UNIT 3C TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 1618 WEST SHERWIN AVENUE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0324844130, IN SECTION 29, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SEE ATTACHED RIDER MADE A PART HEREOF FOR ADDITIONAL LANGUAGE. THIS IS NOT HOMESTEAD PROPERTY

SUBJECT TO: (a) general real estate taxes not due and payable at the time of Closing; (b) the Act and Code; (c) the Condominium Documents, including all amendments and exhibits thereto; (d) applicable zoning and building laws and ordinances; (e) acts done or suffered by Purchaser; (f) easements, agreements, conditions, covenants, and restrictions of record; if any; (g) leases and licenses affecting the Common Elements or Purchaser; and (h) liens and other matters of title over which the Title Insurer, as hereinafter defined, is willing to insure without cost to Purchaser.

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

Permanent Real Estate Index Number(s): 11-30-416-019-0000
Address(es) of Real Estate: Unit 3C; 1618 W. Sherwin, Chicago, Illinois 60626

Dated this 2nd day of APRIL, 2004

Miroslaw Kranski

STATE TAX

STATE OF ILLINOIS

APR. 19.04

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000017148

REAL ESTATE TRANSFER TAX
0015100
FP 103014

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX

APR. 19.04

REVENUE STAMP

0000016866

REAL ESTATE TRANSFER TAX
0007550
FP 103017

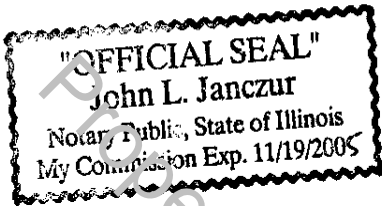
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STATE OF ILLINOIS, COUNTY OF DuPage ss.

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I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Miroslaw Kranski, married, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 2nd day of April, 2004

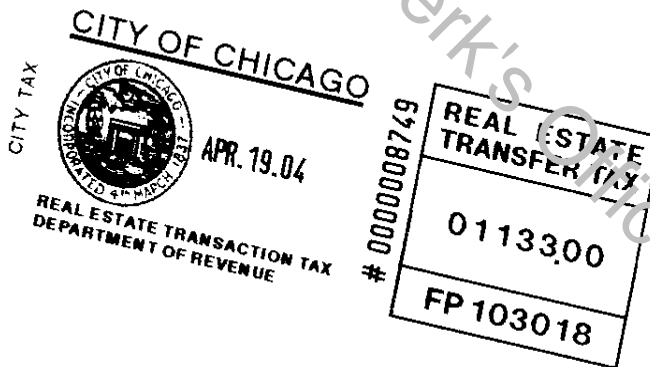


[Signature] (Notary Public)

Prepared By: John L. Janczur, Esq.
140 South Dearborn Street Suite 1610
Chicago, Illinois 60603-5202

Mail To:
Claudia N. Oboniye, Esq.
899 Skokie Blvd.; Suite 340
Northbrook, Illinois 60062

Name & Address of Taxpayer:
Adesuwa Otabo
Unit 3C; 1618 W. Sherwin
Chicago, Illinois 60626



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ORDER NO.: 1301 - 004335405
ESCROW NO.: 1301 - 004335405

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STREET ADDRESS: 1618 WEST SHERWIN UNIT #3C
CITY: CHICAGO **ZIP CODE:** 60626
TAX NUMBER: 11-30-416-019-0000

COUNTY: COOK

LEGAL DESCRIPTION:

UNIT 3C TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 1618 WEST SHERWIN AVENUE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0320844130, IN SECTION 29, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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 RECITING AND STIPULATED AT LENGTH HEREIN.

THE TENANT OF THE UNIT EITHER WAIVED OR FAILED TO EXERCISE THE OPTION TO PURCHASE THE SUBJECT UNIT OR THE TENANT DID NOT HAVE AN OPTION TO PURCHASE THE UNIT.

EXCLUSIVE USE FOR PARKING AND STORAGE PURPOSES IN AND TO PARKING SPACE NO. 3C AND STORAGE SPACE NO. S7 LIMITED COMMON ELEMENTS, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.