

UNOFFICIAL COPY

WARRANTY DEED
Statutory (ILLINOIS)
(Corporation to Individual)



Doc#: 0411335211
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 04/22/2004 01:57 PM Pg: 1 of 2

GRANTOR(S),
RYSER BUILDINGS CORP.
a corporation created and existing
under and by virtue of the laws of
State of Illinois, and duly authorized
to transact business in the State of Illinois
for and in consideration of Ten Dollars
(\$10.00) and other good and valuable
consideration in hand paid, CONVEY(S)
and WARRANT(S) to the grantee(s),
~~REGINA M. THURSTON~~ REGINALD M. THURSTON
621 W. Randolph, #2E REGGIE
Chicago, IL 60607

(The Above Space For Recorder's Use)

in the following described real estate, situated in the County of Cook, in the State of Illinois, to wit:
See Legal Description attached hereto

In Witness Whereof, said Grantor has caused its corporate seal to hereto affixed and has caused its name to
be signed to these presents by its President, and attested by its Secretary, this 9 day of
April, 2004

Ryser Buildings Corp.

By: [Signature]
Jerry Cedicci, President

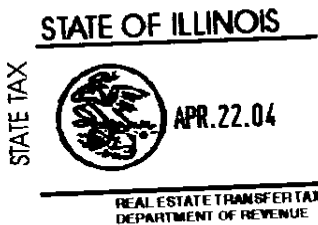
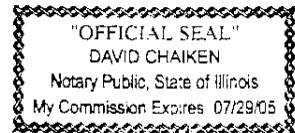
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY
CERTIFY that Jerry Cedicci, personally known to me to be the President of the corporation, appeared
before me this day in person, and severally acknowledged that as such President and Secretary, they signed
and delivered the said instrument and caused the corporate seal to be affixed thereto, pursuant to the
authority given by the Board of Directors of said corporation, as the free and voluntary act of the
corporation, for the uses and purposes therein set forth.

Given under my hand and notary seal, this 9 day of April, 2004

[Signature]
NOTARY PUBLIC

FTC
6705624
1083.



REAL ESTATE TRANSFER TAX
0043500
FP326669

City of Chicago
Dept. of Revenue
336890



Real Estate
Transfer Stamp
\$3,262.50

04/22/2004 12:18 Batch 02285 13

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Legal Description

PARCEL 1:

UNIT NUMBER 3A AND P13 IN THE 1150 W. FULTON CONDOMINIUM AS
DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 23, 24, 25, AND 26 IN THE SUBDIVISION IF BLOCK 11 IN CARPENTER'S
ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTHEAST QUARTER OF
SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT
"D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS
DOCUMENT NO. 021166414 IN THE RECORDER'S OFFICE OF COOK COUNTY,
ILLINOIS, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE
COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME.

PIN: ~~17-08-408-006-0000~~; 17-08-408-013-1007; 17-08-408-013-
ADDRESS OF PROPERTY: 1150-52 W. Fulton, #3A, Chicago, IL 60607

There are no tenants in the building.

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, aforesaid, 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 though the provisions of said Declaration were recited and stipulated at length
herein.

This deed is subject to:

1. Real estate taxes not yet due and payable and for subsequent years;
2. The Declaration;
3. Public and utility easements;
4. Covenants, conditions, restrictions of record as to use and occupancy;
4. Applicable zoning and building laws, ordinances and restrictions;
6. Roads and highways, if any;
7. Provisions of the Condominium Property Act of Illinois;
8. Installments due after the date of closing of assessments established pursuant to the
Declaration; and
9. Acts done or suffered by the Purchaser.

Mail to: GREGG A. GAROFALO
225 W. WASHINGTON ST. #1700
CHICAGO IL 60606

Sent Subsequent Tax Bills to: REGGIE THURSTON
1150 W FULTON #3A
CHICAGO IL 60607

