

# UNOFFICIAL COPY

12

WARRANTY DEED  
ILLINOIS STATUTORY  
(CORPORATION TO INDIVIDUAL)

2054146  
MTC TMN  
lofall



Doc#: 0411804111  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 04/27/2004 11:02 AM Pg: 1 of 3

M.G.R. TITLE

THE GRANTOR, **TIME PROPERTIES, INC.**, 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 & 00/100 DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS AND WARRANTS to

3

BRETT SINGER AND JENNIFER SINGER, HUSBAND AND WIFE  
NOT AS JOINT TENANTS OR TENANTS IN COMMON BUT AS TENANTS BY THE ENTIRETY

the following Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Address of Real Estate: UNIT(S) 1  
2020 WEST PIERCE  
CHICAGO, ILLINOIS 60622

Permanent Real Estate Index Number: 17-06-105-036-0000

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 President this 31<sup>st</sup> day of March, 2004.

City of Chicago  
Dept. of Revenue  
337187



Real Estate  
Transfer Stamp  
\$2,846.25

TIME PROPERTIES, INC.  
an Illinois corporation

04/26/2004 13:20 Batch 02287 19

BY: [Signature]  
Its President

COUNTY TAX  
COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
APR. 26. 04  
REVENUE STAMP

# 0000127652  
REAL ESTATE  
TRANSFER TAX  
0018975  
FP326670

STATE TAX  
STATE OF ILLINOIS  
APR. 25. 04  
REAL ESTATE TRANSFER TAX  
(DEPARTMENT OF REVENUE)

# 0000063505  
REAL ESTATE  
TRANSFER TAX  
0037950  
FP326669

## UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that Krzysztof Karbowski, personally known to me to be the President of **TIME PROPERTIES, INC.**, an Illinois 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 he signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation, as his 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 official seal, this 31<sup>st</sup> day of March, 2004.

*John E. Lovstrand*  
 \_\_\_\_\_  
 NOTARY PUBLIC

Prepared By:

John E. Lovstrand  
 PALMISANO & LOVSTRAND  
 79 West Monroe, Suite 826  
 Chicago, Illinois 60603



Mail To:

~~Marc Levine~~ *Brett and Jennifer Singer*  
~~853 Sanders, #278~~ *2020 W. PIERCE #1*  
~~Northbrook, IL 60062~~ *CHICAGO IL 60622*

Name and Address of Taxpayer:

Brett and Jennifer Singer  
 2020 W. Pierce, Unit 1  
 Chicago, IL 60622

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## LEGAL DESCRIPTION

### PARCEL 1:

**UNIT 1** IN 2020 W. PIERCE CONDOMINIUMS, as delineated on a Survey of the following described property:

LOT 15 AND 16 IN BLOCK 1 IN D.S. LEE'S ADDITION TO CHICAGO IN SECTION 6 TOWNSHIP 39 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 0409019097 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

### PARCEL 2:

The exclusive right to use Parking Space P- 1, a Limited Common Element as delineated on the Survey attached to the Declaration aforesaid recorded as Document 0409019097 .

ADDRESS: **UNIT 1, 2020 W. PIERCE, CHICAGO, ILLINOIS**

P. I. N. : **17-06-105-036-0000**

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.

THE TENANT OF THIS UNIT HAD NO RIGHT OF FIRST REFUSAL.

SUBJECT TO: (1) general real estate taxes not due and payable at the time of closing; (2) the Act and Code; (3) the Condominium Documents, including all amendments and exhibits thereto; (4) applicable zoning and building laws and ordinances; (5) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (6) utility easements, if any, whether recorded or unrecorded; (7) covenants, conditions, restrictions, encroachments and easements of record.