

# UNOFFICIAL COPY

## WARRANTY DEED

(Corporation to Individual)  
(Illinois)

20 527 46 MTC SKENNY

THIS AGREEMENT, made this 16 day of April, 2004 between 1928 N. Kedzie, 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, party of the first part, and Scott E. Perry and Rebecca Williams 1442 Engracia, Torrance, CA, 90501, not as tenants in common but as joint tenants with rights of survivorship party of the second part, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:



Doc#: 0411811096  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 04/27/2004 10:41 AM Pg: 1 of 3

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN, CONVEY AND WARRANT unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

M.C.R. TITLE

Unit 403 in THE KARMA TAGE CONDOMINIUMS as delineated on a survey of the following described real estate:

### PARCEL 1:

LOTS 43 AND 44 AND THE SOUTH 21 1/4 FEET OF LOT 45 IN BLOCK 1 IN WINKLEMAN'S RESUBDIVISION OF BLOCKS 1 AND 12 OF E. SIMMONS ORIGINAL SUBDIVISION OF THE SOUTH EAST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED, DECEMBER 14, 1885 AS DOCUMENT 3676519, IN BOOK 21 OF PLATS, PAGE 20, IN COOK COUNTY, ILLINOIS; which survey is attached to the Declaration of Condominium recorded as Document No. 0405418035 together with its undivided percentage interest in the common elements.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-16 ~~AND RESERVED SPACE~~, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0405418035.

"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 HAS WAIVED THEIR RIGHT OF FIRST REFUSAL.

P.I.N.: 13-35-405-047-0000  
13-35-405-048-0000

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of

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the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: Covenants, conditions, restriction of record, and public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2001 and subsequent years.

Permanent Real Estate Number(s): 13-35-405-047-0000 & 13-35-405-048-0000

Address(es) of Real Estate: 1928 N. Kedzie, Unit 403, Chicago, Illinois 60647

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its \_\_\_\_\_ President, and attested by its \_\_\_\_\_ Secretary, the day and year first above written.

\_\_\_\_\_  
1928 N. Kedzie, Inc.

BY: E. Rapoport  
Eugene Rapoport, President

ATTEST: B. Schwartz  
Boris Schwartz, Secretary

This instrument was prepared by: Phillip I. Rosenthal, 3700 W. Devon, #E, Lincolnwood, Illinois 60712

MAIL TO:	SEND SUBSEQUENT BILLS TO:
Allan P. Rosen	Scott Perry
200 S. Michigan, #1520	1928 N. Kedzie, #403
Chicago, Illinois 60604	Chicago, Illinois 60647

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

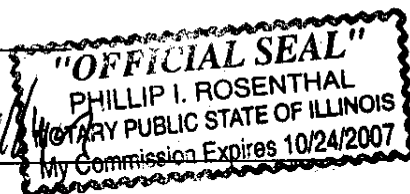
STATE OF ILLINOIS ) ss.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Eugene Rapoport is personally known to me to be the President of 1928 N. Kedzie, Inc., an Illinois corporation, and Boris Schwartz is, personally known to me to be the Secretary of said 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 and \_\_\_\_\_ Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their 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 16 day of April, 2004.

\_\_\_\_\_  
Notary Public

Commission Expires: \_\_\_\_\_



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City of Chicago  
Dept. of Revenue  
337080  
04/23/2004 15 55



Real Estate  
Transfer Stamp  
\$1,867.50

Batch 02286 24

COUNTY TAX  
COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
APR. 22. 04  
REVENUE STAMP



# 0000127331  
REAL ESTATE  
TRANSFER TAX  
0012450  
FP326370

STATE TAX  
STATE OF ILLINOIS  
APR. 22. 04



REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000063384  
REAL ESTATE  
TRANSFER TAX  
0024900  
FP326669

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