

# UNOFFICIAL COPY



0412511042

WARRANTY DEED  
ILLINOIS STATUTORY  
(CORPORATION TO INDIVIDUAL)

Doc#: 0412511042  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 05/04/2004 09:53 AM Pg: 1 of 4

10

M.G.R. TITLE

205444017C JKENNY

THE GRANTOR, RPM PROPERTY DEVELOPMENT, 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 ALISON R DOHERTY

Address: 2113 W. MONTCROSE, UNIT 2A CHICAGO, IL 60618  
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) 1R  
4223 N. RICHMOND ST.  
CHICAGO, ILLINOIS 60618

Permanent Real Estate Index Number: 13-13-313-010-0000

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 and attested by its Secretary this 29TH day of APRIL, 2004.

City of Chicago  
Dept. of Revenue  
337745  
04/30/2004 11:39 Batch 02291 16



Real Estate  
Transfer Stamp  
\$1,473.75

RPM PROPERTY DEVELOPMENT, INC.,  
an Illinois corporation

BY: [Signature]  
Its President

ATTEST: [Signature]  
Its Secretary

COUNTY TAX

COOK COUNTY  
REAL ESTATE TRANSACTION TAX



APR. 30. 04

REVENUE STAMP

# 0000728778

REAL ESTATE  
TRANSFER TAX  
0009825  
FP326670

STATE TAX

STATE OF ILLINOIS



APR. 29. 04

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000063743

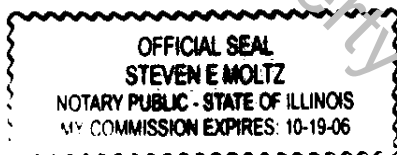
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TRANSFER TAX  
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FP326669

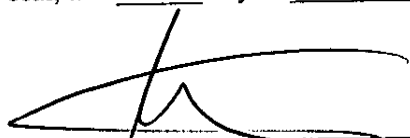
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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that RENATA MACKOWIAK, personally known to me to be the President and Secretary of RPM PROPERTY DEVELOPMENT, INC., an Illinois corporation, and 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 severally acknowledged that as such President and Secretary she signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation, as her 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 29th day of April, 2004.



  
NOTARY PUBLIC

*Mail To:*

Jerome Jakubco  
JAKUBCO RICHARDS & JAKUBCO, P.C.  
2224 West Irving Park Rd.  
Chicago, Illinois 60618

*Name and Address of Taxpayer:*

Alison R. Doherty  
4223 N. Richmond, Unit 1R  
Chicago, Illinois 60618

*Prepared By:*

Law Offices of Steven E. Moltz  
79 West Monroe, Suite 826  
Chicago, Illinois 60603

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## LEGAL DESCRIPTION

## PARCEL ONE:

UNIT 1R IN THE 4223 N. RICHMOND CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 34 AND THE SOUTH 12 ½ FEET OF LOT 35 IN BLOCK 6 IN ROSE PARK A SUBDIVISION OF THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 13, TOWNSHIP 40 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 0409103006 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

## PARCEL TWO:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE \_\_\_\_\_, A LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT 0409103006.

ADDRESS: UNIT 1R,  
4223 N. RICHMOND ST.,  
CHICAGO, ILLINOIS 60618

P.I.N: 13-13-313-010-0000

SUBJECT TO: (A) GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING; (B) THE ACT; (C) THE DECLARATION OF CONDOMINIUM RECORDED March 31, 2004, AS DOCUMENT NUMBER 0409103006 INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO, THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN; (D) APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES; (E) COVENANTS, CONDITIONS, RESTRICTIONS, ENCROACHMENTS AND EASEMENTS OF RECORD, NONE OF WHICH SHALL IN ANY WAY AFFECT THE USE AND OCCUPANCY OF THE PURCHASED UNIT); (F) ACTS DONE OR SUFFERED BY PURCHASER OR ANYONE CLAIMING THROUGH PURCHASER; (G) UTILITY EASEMENTS, WHETHER RECORDED OR UNRECORDED; (H) LIENS AND OTHER MATTERS OF TITLE OVER WHICH THE TITLE INSURER (AS HEREINAFTER DEFINED) IS WILLING TO INSURE OVER WITHOUT COST TO PURCHASER; (I) EXISTING LEASES AND TENANCIES.

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

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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.

STRIKE 2 OF 3

- SM*
- ~~1. THE TENANT OF THE UNIT HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL~~
  - ~~2. THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL.~~
  - ~~3. THE PURCHASER OF THE UNIT WAS THE TENANT OF THE UNIT PRIOR TO THE CONVERSION OF THE BUILDING TO A CONDOMINIUM~~

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