

UNOFFICIAL COPY

WARRANTY DEED

205 3822 MIC SKENNY

THE GRANTOR Moran Development, Ltd.,
an Illinois corporation,



Doc#: 0412826095
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 05/07/2004 10:43 AM Pg: 1 of 2

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 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS in fee simple unto

R.

Dominick Kohout, a single person of, 3540 North Southport, Unit 312, Chicago, Illinois 60657.

all interest in the following described real estate in the County of Cook and State of Illinois, to wit:

See reverse hereof for Legal Description

Permanent Index Number: 13-13-229-022-0000
13-13-229-023-0000
Address of Real Estate: 2702 West Monroe, Unit 1E
Chicago, Illinois 60625

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

TO HAVE AND TO HOLD said premises FOREVER.

Said Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the Grantor has caused its name to be signed by these presents by its Authorized Representative this 12 day of March, 2004

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
338269 \$3,487.50



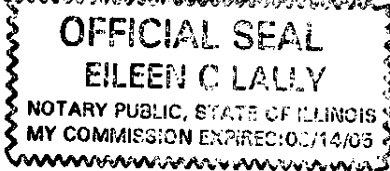
Moran Development, Ltd.,
an Illinois corporation

By: [Signature]
Authorized Representative

05/05/2004 14:13 Batch 11878 54
State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Gregory B. Moran, Authorized Representative of Moran Development, Ltd., 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 acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act, and as the free and voluntary act of Moran Development, Ltd., for the uses and purposes therein set forth.

Given under my hand and official seal, this 12 day of March, 2004.



[Signature]
NOTARY PUBLIC

My commission expires on _____

M.G.R. TITLE

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STATE OF ILLINOIS

LEGAL DESCRIPTION

STATE TAX



MAY -5 04

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000004168

REAL ESTATE
TRANSFER TAX

00465.00

FP326660

PARCEL 1:

UNIT 1E IN THE 2702 WEST MONTROSE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 80 (EXCEPT THE WEST 6 ¼ FEET), ALL OF LOT 81 AND LOT 82 (EXCEPT THE EAST 9 ¼ FEET THEREOF) IN BLOCK 29 IN THE FIRST ADDITION TO RAVENSWOOD MANOR A SUBDIVISION OF THAT PART OF THE EAST ½ OF THE NORTHWEST ¼ AND THE WEST ½ OF THE NORTHEAST ¼ AND THE WEST HALF OF THE NORTHEAST ¼ LYING BETWEEN MANOR AND FAIRFIELD AVENUE AND SANITARY DISTRICT RIGHT OF WAY IN 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 0319019037, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE ⁴ AND STORAGE SPACE S-1E, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0319019037.

"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEES, THEIR 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."

Subject to: (1) real estate taxes not yet due and payable; (2) applicable zoning, building laws and ordinances; (3) public utility easements; (4) private easements for pedestrian ingress and egress; provided they do not interfere with the Grantees use of the property; (5) provisions of the Municipal Code of Chicago; (6) provisions of the Condominium Property Act of Illinois (the "Act"); (7) all rights, easements, restrictions, conditions and reservations of record or contained in the Declaration or reserved by The 2702 West Montrose Condominium Association (the "Association") to itself and its successors and assigns, for the benefit of all Unit Owners at the Condominium; (8) encroachments, if any, shown on the Plat of Survey attached to the Declaration; (9) assessments due to the Association after the Closing Date; and (10) such other matters as to which the Title insurer commits to insure Grantee against loss or damage.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY.

Permanent Index Number: 13-13-229-022-0000
13-13-229-023-0000

Address of Real Estate: 2702 West Montrose, Unit 1E, Chicago, Illinois 60625

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



MAY -4 04

REVENUE STAMP

0000128523

REAL ESTATE
TRANSFER TAX

00232.50

FP326670

This instrument was prepared by: Eileen C. Lally, One East Wacker Drive, Suite 2920, Chicago, Illinois 60601

MAIL TO:

Philip Fornaro, Esq.
4830 West Butterfield Road
Hillside, Illinois 60162

SEND SUBSEQUENT TAX BILLS TO:

Dominick Kohout
2702 West Montrose, Unit 1E
Chicago, Illinois 60625