

UNOFFICIAL COPY



December 1999

4337430 13C4G
WARRANTY DEED
Statutory (Illinois)
(Corporation to Individual)

Doc#: 0413447081
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 05/13/2004 08:34 AM Pg: 1 of 3

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EIT

Above Space for Recorder's use only

THE GRANTOR

ADVANCED HOMES, INC.

is 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 the sum of Ten (\$10.00) ----- DOLLARS, and other good and valuable considerations

in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to NOEL BAKER, of 2344 West Fullerton Avenue, Chicago, Illinois 60647

(Name and Address of Grantee)

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

SEE LEGAL DESCRIPTION ATTACHED

Permanent Real Estate Index Number(s): 13-25-216-021 and 13-25-216-022

A Part of, of Real Estate: Unit 1N, 2901 North Fairfield, Chicago, Illinois 60618

SUBJECT TO: covenants, conditions and restrictions of record,

XXXXXXXXXXXXXXXXX); and to General Taxes

for 2003 and subsequent years.

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 20 04

ADVANCED HOMES, INC.

(Name of Corporation)

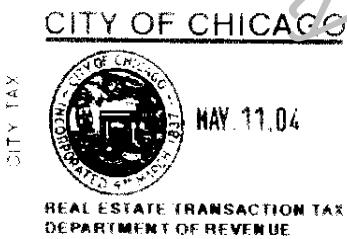
By [Signature] President

Attest: [Signature] Secretary

Corporate Seal Here

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WARRANTY DEED
Corporation to Individual



# 0000005902	REAL ESTATE TRANSFER TAX
	02700.00
	FP 102018

Cook

I, the undersigned, a Notary Public in and for the County

of Cook County, Illinois, do hereby certify that MICHAEL MULLAN personally known to

me to be the President of the

corporation, and MICHAEL MULLAN personally known to me to be

the Secretary of said corporation, and personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared before me this

day of

April, 2004, and severally acknowledged that as such President and Secretary, they signed and delivered the said instrument and that the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors

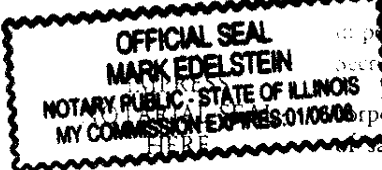
of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

29th

day of

April

2004



Mark Edelman, attorney

NO TARY PUBLIC

3825 West Montrose Avenue, Chicago, Illinois 60618

(Name and Address)

Timothy L. Rowells

SEND SUBSEQUENT DEEDS TO:

Suite 1870

Noel Baker

35 East Wacker Drive

(Name)

(Address)

2901 North Fairfield, Unit 1N

Chicago, Illinois 60601

(Address)

Chicago, Illinois 60618

(City, State and Zip)

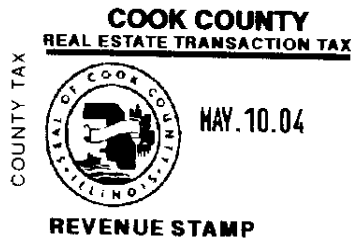
CLERK'S OFFICE BOX NO.

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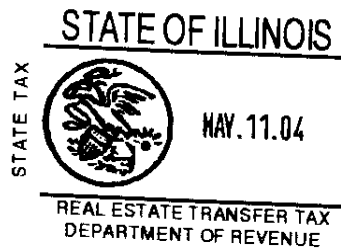
ORDER NO.: 1301 - 004337430
 ESCROW NO.: 1301 - 004337430

1

STREET ADDRESS: 2901 NORTH FAIRFIELD, UNIT #1N
CITY: CHICAGO **ZIP CODE:** 60622 **COUNTY:** COOK
TAX NUMBER: 13-25-216-021-0000



# 0000017396	REAL ESTATE TRANSFER TAX
	00180,00
	FP 103017



# 0000017679	REAL ESTATE TRANSFER TAX
	00360,00
	FP 103014

LEGAL DESCRIPTION:

PARCEL 1: UNIT 1N TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE 2901 NORTH FAIRFIELD CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0336544206, IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR PARKING AND STORAGE PURPOSES IN AND TO PARKING SPACE NO. P-1, AND STORAGE SPACE NO. S-1, LIMITED COMMON ELEMENTS, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

Grantor also hereby grants to the grantee, its successor and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit 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 land described therein.

This deed is subject to all rights, easements, covenants, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were reciting and stipulated at length herein.

There was no tenant in this newly constructed condominium building and therefore no tenant had an option to purchase this unit.