

# UNOFFICIAL COPY

## WARRANTY DEED Statutory (Illinois) (Corporation to Individual)

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Doc#: 0414126108  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 05/20/2004 11:25 AM Pg: 1 of 3

Above Space for Recorder's use only

THE GRANTOR  
MC GINTY 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 the sum of TEN and no/100 (\$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

(GRANTEE) FLORENCE P. ROMANE & SCOTT M. ROMANE, CO-TRUSTEES OF FLORENCE P. ROMANE REVOCABLE TRUST DATED OCTOBER 15, 1998.  
(ADDRESS) 6750 South Kildare, Chicago, IL 60629

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

**P.N.T.N.**

(SEE ATTACHED)

Permanent Real Estate Index Number(s): 28-04-400-074 PIQ+OP

Address(es) of Real Estate: Unit 707, 5141 West 139th Place, Crestwood, IL 60455

SUBJECT TO: covenants, conditions and restrictions of record,

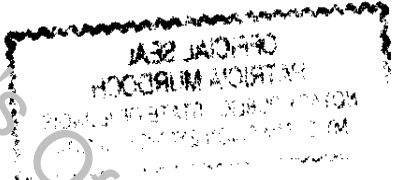
Document No.(s) \_\_\_\_\_; \_\_\_\_\_; and to General Taxes for 2003 and subsequent years.

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 28 day of April, 2004 \_\_\_\_\_

MCGINTY DEVELOPMENT, INC.

By: [Signature] (Name of Corporation)  
President  
Attest: [Signature]  
Secretary

Impress  
Corporate Seal  
Here



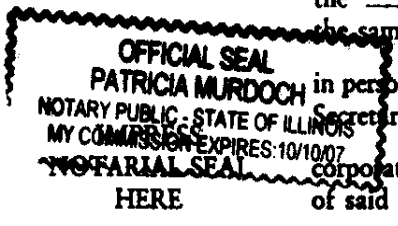
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WARRANTY DEED  
Corporation to Individual

TO

Property of Cook County Clerk's Office

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Patrick Mc Ginty personally known to me to be the President of the McGinty Development, Inc. corporation, and Sean Mc Ginty 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



Patrick Mc Ginty in person and severally acknowledged that as such Sean Mc Ginty President and Patrick Mc Ginty 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 Patrick Mc Ginty 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 28 day of April 2004  
Commission expires 10/10/07 Patricia Murdoch  
NOTARY PUBLIC

This instrument was prepared by William C. Dowd, 7480 West College Drive Suite 103, Palos Heights, IL 60463

MAIL TO: VINCENT F. GIULIANO  
(Name)  
7222 W. CERMAK RD #300  
(Address)  
NORTH RIVERSIDE, IL 60546  
(City, State and Zip)

(Name and Address)  
SEND SUBSEQUENT TAX BILLS TO:  
FLORENCE ROMANE  
(Name)  
5741 W. 139<sup>th</sup> ST  
(Address)  
Unit 707  
Crestwood, IL 60445  
(City, State and Zip)

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

**Legal Description****UNOFFICIAL COPY**

Unit 707 and Garage Unit G-88 in the 5141 Crestpoint Condominiums, as delineated on a part of survey of the following described tract of land:

Lot 7 in Crestpoint Phase 2, being a subdivision of part of the West half of the Southeast quarter of Section 4, Township 36 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois, which Plat of Survey is attached as Exhibit "D" to the Declaration of Condominium recorded April 14, 2004, as Document Number 04105158066, together with its undivided percentage interest in the common elements.

The Deed to the subject unit must contain the following language: Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described in Schedule A, 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 recited and stipulated at length herein.

The Deed is conveyed on the conditional limitation that the percentage of ownership of said grantees in the common elements shall be divested pro tanto and vest in the grantees of the other units in accordance with the terms of said Declaration and any amended Declarations recorded pursuant thereto, and the right of revocation is hereby reserved to the grantor herein to accomplish this result. The acceptance of this conveyance by the grantees shall be deemed an agreement within the contemplation of the Condominium Property Act of the State of Illinois to a shifting of the common elements pursuant to said Declaration and to all the other terms of said Declaration, which is hereby incorporated herein by reference thereto, and to all the terms of each amended Declaration recorded pursuant thereto.

