

UNOFFICIAL COPY



Doc#: 0415542055  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 06/03/2004 08:15 AM Pg: 1 of 4

Warranty Deed  
Statutory (ILLINOIS)  
(Corporation to Individual)

THE GRANTOR(S)

CTI (C) HX 3445099 1063

Above Space for Recorder's use only

42

RENAISSANCE DEVELOPERS OF ILLINOIS, LLC., an Illinois 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 (\$10) TEN DOLLARS, in hand paid, and pursuant to authority given by the Board of DIRECTORS of said corporation, CONVEYS and WARRANTS to

DEANGELER TOLLIVER, 6449 SOUTH GREENWOOD AVENUE, UNIT 2, CHICAGO, ILLINOIS 60637

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

UNIT NUMBER 6449-2 IN CORNERSTONE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

PARCEL 1:

LOTS 11, 12, 13 AND 14 IN L. M. SMITH'S RESUBDIVISION OF PART OF WADSWORTH'S ADDITION TO WOODLAWN BEING A PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE SOUTH 33 FEET OF THE NORTH 66 FEET OF LOT 17 (EXCEPT THAT PART TAKEN FOR ALLEY) IN WADSWORTH'S ADDITION TO WOODLAWN IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 17, 2003 AS DOCUMENT NUMBER 0316810005; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

see Attached Serial

Permanent Index Number (PIN): 20-23-109-025-0000

(This tax number is part of parcel in question and other property)

20-23-109-035-0000

(This tax number is part of parcel in question and other property)

Address(es) of Real Estate: 6449 SOUTH GREENWOOD AVENUE, UNIT 2, CHICAGO, IL 60637

SUBJECT TO: covenants, conditions, and restrictions of record,

BOX 333-CT

# UNOFFICIAL COPY

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 Member, Frank Costa this 29<sup>th</sup> day of April, 2004.

Impress  
Corporate Seal  
Here

By *Frank Costa*  
Frank Costa, *Member*  
*Renaissance Developers of Illinois, LLC*

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 Frank Costa personally known to me to be Member of the corporation, and 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 Member and Secretary, they signed, sealed and delivered the said instrument and caused the corporate seal of the 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 corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 29<sup>th</sup> day of April, 2004.

Commission expires: 03-26-2005

*Mary Dabrowski*  
NOTARY PUBLIC

This instrument was prepared by: John Farano, Jr., 7836 West 103rd Street, Palos Hills, Illinois 60465

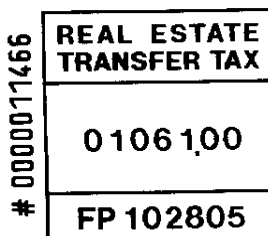
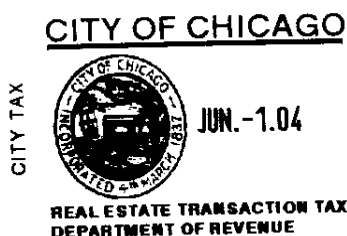
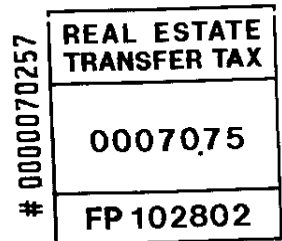
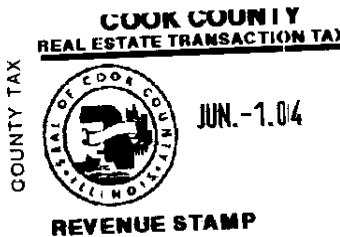
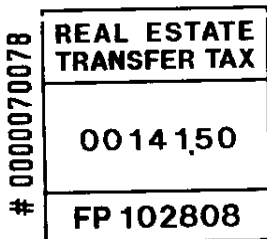
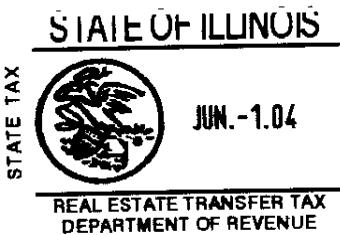
**MAIL TO:**  
GINA R. LAMANTIA, ESQUIRE  
9240 WEST BELMONT AVENUE  
SECOND FLOOR  
FRANKLIN PARK, IL 60131

SEND SUBSEQUENT TAX BILLS TO:  
DEANGELER TOLLIVER  
6449 SOUTH GREENWOOD AVENUE, UNIT 2  
CHICAGO, IL 60637

OR

Recorder's Office Box No. \_\_\_\_\_

OFFICIAL SEAL  
MARY DABROWSKI  
NOTARY PUBLIC - STATE OF ILLINOIS  
MY COMMISSION EXPIRES: 03-26-05



# UNOFFICIAL COPY

## EXHIBIT "B"

THE TENANT OF UNIT 2 HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

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, AFORESAID, 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.

Property of Cook County Clerk's Office

**UNOFFICIAL COPY****CHICAGO TITLE INSURANCE COMPANY**

**ORDER NUMBER:** 1410 HX3445099 EP

**STREET ADDRESS:** 6449 SOUTH GREENWOOD

UNIT 2

**CITY:** CHICAGO

**COUNTY:** COOK

**TAX NUMBER:** 20-23-109-025-0000

**LEGAL DESCRIPTION:**

UNIT NUMBER 6449-2 IN CORNERSTONE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 11, 12, 13 AND 14 IN L. M. SMITHS RESUBDIVISION OF PART OF WADSWORTH'S ADDITION TO WOODLAWN BEING A PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

THE SOUTH 33 FEET OF THE NORTH 66 FEET OF LOT 17 (EXCEPT THAT PART TAKEN FOR ALLEY) IN WADSWORTH'S ADDITION TO WOODLAWN BEING A PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 17, 2003 AS DOCUMENT NUMBER 0316810005; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NUMBER P7 AS A LIMITED COMMON ELEMENT AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO