

4338907-182

UNOFFICIAL COPY



0415547202

GIT

Doc#: 0415547202
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 06/03/2004 01:20 PM Pg: 1 of 4

WARRANTY DEED
ILLINOIS STATUTORY
Corporation to Individual

THE GRANTOR, 4456 N. Sawyer Condominiums, Inc., a corporation created and existing under and by virtue of the laws of the State of IL and duly authorized to transact business in the state of IL, for and in consideration of Ten and 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, CONVEY(S) and WARRANT(S) to Pavlinka K. Karacheva, ~~and Dobromil Tachev~~ Dobromil Tachev, of 4538 N. Christiana, Unit 2F, Chicago, IL 60625, of the County of Cook, the following described Real Estate situated in the County of Cook in the State of IL, to wit:

~~to her and her heirs, as tenants by the entirety, as joint~~
See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: Covenants, conditions and restrictions of record, Private, public and utility easements and roads and highways, Any confirmed special tax or assessment, Mortgage or trust deed specified below, General taxes for the year 2003 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2004

Permanent Real Estate Index Number(s): 13-14-227-016-0000
Address(es) of Real Estate: 4456 N. Sawyer Unit 1N, Chicago, IL 60625

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its President, and attested by its this

26th day of MAY, 2004.

4456 N. Sawyer Condominiums, Inc.

By: [Signature]
Dejan Evejic, President

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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 Dejan Cvejic, personally known to me to be the President of the 4456 N. Sawyer Condominiums, Inc. and , personally known to me to be the of said corporation, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such Dejan Cvejic and President 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 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 26th day of May, 2004.




Janice M. Tillman (Notary Public)

Prepared by:
Joe Metovic
180 N. LaSalle, Suite 1916
Chicago, IL 60601

Mail To:
~~Meredith R. Russell~~
~~1701 E. Lake Ave, Suite #75~~
~~Glenview, IL 60025~~
Mail To Grantor Address
Name and Address of Taxpayer:
Pavlinka Karakacheva
4456 N. Sawyer, Unit 1N
Chicago, IL 60625

STATE OF ILLINOIS

STATE TAX JUN.-1.04



REAL ESTATE TRANSFER TAX

00295.00
FP 103014

0000018259


REAL ESTATE TRANSFER TAX

DEPARTMENT OF REVENUE

COOK COUNTY

COUNTY TAX REAL ESTATE TRANSACTION TAX

MAY.31.04



REAL ESTATE TRANSFER TAX

00147.50
FP 103017

0000017976

REAL ESTATE TRANSFER TAX

REVENUE STAMP

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Exhibit "A" – Legal Description

UNIT 1N TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN SUNNY SIDE CONDOMINIUMS AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0410432049, IN EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 13-14-227-016-0000

C/K/A: 4456 N. Sawyer, Unit 1N, Chicago, Illinois 60625

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EXHIBIT "A"

THERE WAS NO TENANT IN THE UNIT PRIOR TO THIS CONVEYANCE AND NO NOTICE WAS THEREFORE REQUIRED TO BE GIVEN UNDER ANY APPLICABLE RULE, LAW OR ORDINANCE.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS 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.

Office of Cook County Clerk's Office