

UNOFFICIAL COPY



Chicago Title Insurance Company

**WARRANTY DEED
ILLINOIS STATUTORY
(Corporation to Individual)**



Doc#: 0415929220
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 06/07/2004 02:29 PM Pg: 1 of 3

Property of Cook County Clerk's Office

the

one

of

Paulina Street Development, Inc.

17-06-418-021-0000

THE GRANTOR, Paulina Street 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 TEN & 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 Brandon R. Hansen, Individually, 2333 W. St. Paul, Chicago, Illinois 60647 of the County of Cook, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See legal description attached hereto and hereby made a part hereof.

THIS IS NOT HOMESTEAD PROPERTY

SUBJECT TO: general real estate taxes not due and payable at the time of Closing, the Illinois Condominium Property Act and the Municipal Code of Chicago, the Declaration of Condominium Ownership and of Easements, Restrictions, covenants and Bylaws for 1024 N. Paulina Condominium Association including all amendments and exhibits thereto, applicable zoning and building laws and ordinances, acts done or suffered by Grantee or anyone claiming by, through, or under Grantee, easements, agreements, conditions, covenants and restrictions of record, if any, leases and licenses affecting the Common Elements or Grantee, liens and other matters of title over which the Chicago Title Insurance Company, is willing to insure without cost to Purchaser and encroachments, if any.

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.

Permanent Real Estate Index Number(s): 17-06-418-021-0000
Address(es) of Real Estate: 1024 N. Paulina, Unit 2, P-3, Chicago, Illinois 60622

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its President this 29th day of April, 2004.

Paulina Street Development, Inc.

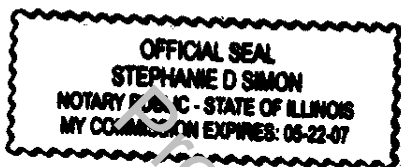
By Boris Genkin
Boris Genkin
President

UNOFFICIAL COPY

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 Boris Genkin, personally known to me to be the President of the Paulina Street Development, Inc., and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that as such Boris Genkin and President he signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation, as his 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 22nd day of April 2004



Stephanie D Simon (Notary Public)

Prepared By: Earl L. Simon
5301 W. Dempster
Skokie, Illinois 60077

STATE OF ILLINOIS



REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

JUN.-4.04

0000070405

REAL ESTATE TRANSFER TAX

0033000

FP 102808

Mail To:

Jeffrey Rochman
55 W. Monroe St., Suite 3950
Chicago, Illinois 60603

Name & Address of Taxpayer:

Brandon R. Hansen
1024 N. Paulina, Unit 2
Chicago, Illinois 60622

COOK COUNTY
REAL ESTATE TRANSACTION TAX



REVENUE STAMP

JUN.-4.04

0000070585

REAL ESTATE TRANSFER TAX

0016500

FP 102802

CITY OF CHICAGO



REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

JUN.-4.04

0000011952

REAL ESTATE TRANSFER TAX

0247500

FP 102805

UNOFFICIAL COPY

LEGAL DESCRIPTION

UNIT NO. 2 AND P3 IN THE 1024 NORTH PAULINA CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:
LOT 31 IN SUBDIVISION OF BLOCK 11 IN JOHNSTON'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION NUMBER 0408218098, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Property of Cook County Clerk's Office