

# UNOFFICIAL COPY



0416029197

## ILLINOIS STATUTORY WARRANTY DEED CORPORATION TO INDIVIDUAL

=====
RETURN TO: Frank Jaffe

Doc#: 0416029197
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 08/08/2004 11:35 AM Pg: 1 of 3

Jaffe & Berlin

111 West Washington, Suite 1401

Chicago, IL 60602

SEND SUBSEQUENT TAX BILLS TO:

Thomas M. Kraft

4653 N. Magnolia, Unit 1S

Chicago, IL 60640

RECORDER'S STAMP

THE GRANTOR, O'D Pro-Built, 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 DOLLARS, in
hand paid, and pursuant to authority given by the Board of Directors of said
corporation Convey(s) and Warrant(s) to Thomas M. Kraft and Joseph Branham

of 3510 W. Palmer, #3W
of the City of Chicago, County of Cook, State of
Illinois, the following described Real Estate situated in the
County of Cook in the State of Illinois, not in
Tenancy in Common, but in Joint Tenancy the following described Real Estate
situated in the County of Cook in the State of Illinois, to wit:

Those premises legally described on Exhibit A which is attached hereto and
hereby made a part hereof.

TO HAVE AND TO HOLD said premises not in tenancy in common but in joint
tenancy forever.

In Witness Whereof, said Grantor has caused its name to be signed to these
presents by its President, and attested by its Secretary, this
27th day of April, 2004.

O'D Pro-Built, Inc.
(NAME OF CORPORATION)

BY: [Signature]
PRESIDENT

ATTEST: [Signature]
SECRETARY

Permanent Tax Identification No. (s): 14-17-111-001-0000

Property address: 4653 North Magnolia, Unit 1S, Chicago, IL 60640

Box 333

Handwritten notes: 1/2/04, No Abs, PHK, MD, 8213369, CT

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State of Illinois )  
Cook County ) SS

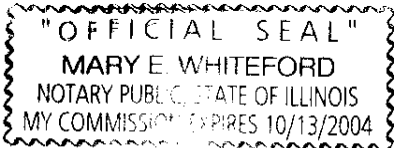
I, the undersigned, a Notary Public in and for said County and State, aforesaid, DO HEREBY CERTIFY that Timothy O'Donoghue personally known to me to be the President of O'D Pro-Built, Inc., an Illinois Corporation, and John T. Conroy personally known to me to be the Secretary of said corporation, and 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 President and Secretary, they signed and delivered the said instrument as President and Secretary of said corporation, 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.

IMPRESS  
NOTARIAL SEAL  
HERE

Given under my hand and Notarial seal,  
this 27th day of April, 2004

*Mary E. Whiteford*

Notary Public

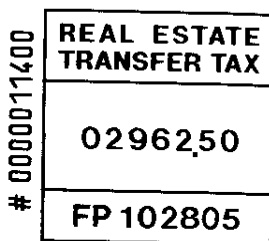
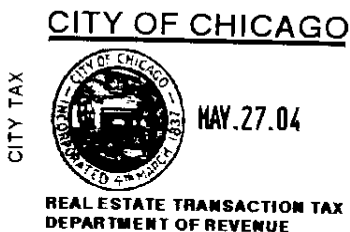
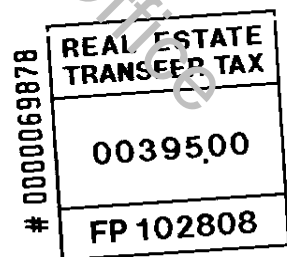
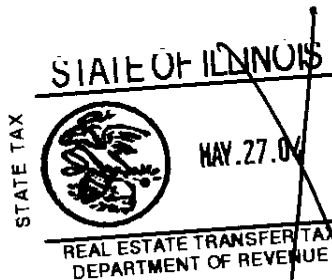
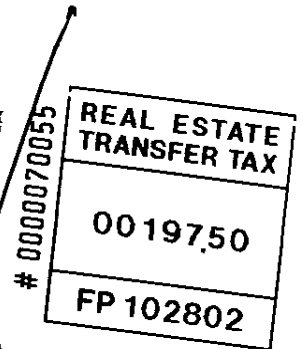
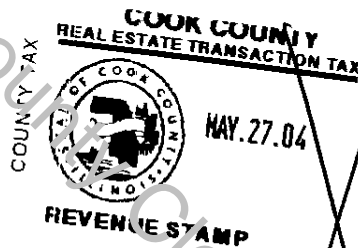


This Instrument prepared by:

John T. Conroy

4544 W. 103rd Street

Oak Lawn, IL 60453



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UNIT NUMBER 1S IN 4653 MAGNOLIA CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THE NORTH 2 INCHES OF LOT 59 AND ALL OF LOT 60 IN SHERIDAN DRIVE SUBDIVISION, A SUBDIVISION OF THE NORTH 3/4 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION, WHICH LIES NORTH OF THE SOUTH 800 FEET THEREOF AND EAST OF GREEN BAY ROAD, IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 13, 2004 AS DOCUMENT NUMBER 0401339011; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-9 AND P-10 LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION.

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.

EXHIBIT A