

UNOFFICIAL COPY

**Warranty Deed
Statutory (ILLINOIS)
(Corporation to Individual)**



Doc#: 0418344210
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 07/01/2004 10:59 AM Pg: 1 of 3

THE GRANTOR

Above Space for Recorder's use only

KENMORE DEVELOPMENT, LTD., 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, **JOSEPH COLOMBO, 1219 W. Lawrence Ave., Chicago, IL 60640** the following described Real Estate situated in the County of in the State of Illinois, to wit.

UNIT NO. 820-3A AND PARKING SPACE P-21 IN THE SUNNYSIDE COURT CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

PARCEL 1: LOTS 4, 5 AND 6 AND THE WEST 15 FEET OF THE NORTH 16 FEET OF LOT 1 IN A. T. GALT'S SHERIDAN ROAD SUBDIVISION IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EAST 35 FEET OF THE WEST 40.865 FEET OF LOT 12 IN H. J. WALLINGFORD'S SUBDIVISION OF 15 RODS SOUTH OF AND ADJOINING THE NORTH 95 RODS OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3: LOT 6 IN BLETSCH'S RESUBDIVISION OF LOTS 11 AND 12 (EXCEPT THE WEST 40.865 FEET OF LOT 12) IN H. J. WALLINGFORD'S SUBDIVISION OF 15 RODS SOUTH OF AND ADJOINING THE NORTH 95 RODS OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM MADE BY KENMORE DEVELOPMENT, LTD., AN ILLINOIS CORPORATION AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 0323731105 AND THE FIRST AMENDMENT TO DECLARATION RECORDED AS DOCUMENT NO. 0412544071, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

P.N.T.N.

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.

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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 tenant has no right of first refusal.

Permanent Index Numbers: 14-17-223-017, 14-17-223-008, 14-17-223-009

Address of Real Estate: 814-816 W. SUNNYSIDE, UNIT 820-3A, CHICAGO, IL 60640

SUBJECT TO: covenants, conditions, and restrictions of record 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 27th day of May, 2004.

KENMORE DEVELOPMENT, LTD.

By *[Signature]*
AVRAM BOGOJEL, President

Attest: *[Signature]*
JUDITH ANNE GLEASON, Secretary

REAL ESTATE TRANSFER TAX	00127.50	FP 103025
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0000001466 #

COOK COUNTY
REAL ESTATE TRANSACTION TAX

JUN. 21. 04




REVENUE STAMP

COUNTY TAX

CITY TAX

CITY OF CHICAGO




JUN. 23. 04

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX	01912.50
# 0000000313	FP 103026

STATE TAX

STATE OF ILLINOIS



JUN. 21. 04

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX	00255.00
# 0000001453	FP 103021

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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 AVRAM BOGOJEL is personally known to me to be President of the corporation, and JUDITH ANNE GLEASON is 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, 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 27th day of May, 2004.

Commission expires



Judith Turner
NOTARY PUBLIC

This instrument was prepared by: Douglas G. Shreffler, 4653 N. Milwaukee Ave., Chicago, Illinois 60630

MAIL TO:

MARC E. SHERWOOD
309 W. WASHINGTON #500
CHICAGO, IL 60606

SEND SUBSEQUENT TAX BILLS TO:

JOSEPH COLOMBO
814-826 W. SUNNYSIDE
UNIT 820-3A
CHICAGO, IL 60640

OR

Recorder's Office Box No. _____

PROPERTY OF COOK COUNTY CLERK'S OFFICE