

UNOFFICIAL COPY



04-02202 7/3

Chicago Title Insurance Company

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



Doc#: 0418327077
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 07/01/2004 12:00 PM Pg: 1 of 3

THE GRANTOR, Bridgeport 35, 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 Robert D. Cochran, Jr.

(GRANTEE'S ADDRESS) 3500 S. Sangamon Street, #506, Chicago, Illinois 60609

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

See Exhibit 'A' attached hereto and made a part hereof

SUBJECT TO: (a) general real estate taxes for 2003 and subsequent years not yet due, including taxes which may accrue by reason of new or additional improvements during the year of Closing; (b) special taxes or assessments for improvements not yet completed; (c) easements, covenants, restrictions, agreements, conditions, building lines of record and party wall rights; (d) the Illinois Condominium Property Act and the Recorded Plat of Condominium and Covenants thereon; (e) terms, provisions and conditions of the Condominium Declaration and including all amendments and exhibits thereto; (f) applicable zoning and building laws and ordinances; (g) unrecorded public and quasi-public utility easements, if any; (h) Purchaser's mortgage, if any; (i) leases, licenses, operating agreements and other agreements affecting the Common Elements; (j) acts done or suffered by or judgments against Purchaser, or anyone claiming under Purchaser; (k) encroachments, if any

Permanent Real Estate Index Number(s): 17-32-402-013-0000, 17-32-402-014-0000, 17-32-402-015-0000, 17-32-402-016-0000, 17-32-402-017-0000, 17-32-402-018-0000

Address(es) of Real Estate: 3500 S. Sangamon Street, #506, Chicago, Illinois 60609

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 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 contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

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 Vice President, and attested by its _____ this 11th day of JUNE, 2004.

Bridgeport 35, Inc.

By Paul Dincin
Paul Dincin
Vice President

Attest _____

City of Chicago
Dept. of Revenue



Real Estate
Transfer Stamp

343919

\$2,812.50

06/30/2004 15:19 Batch 11817 66

PREMIER TITLE

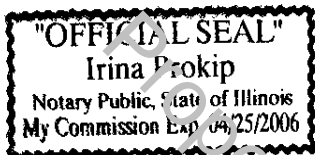
3

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 Paul Dincin, personally known to me to be the Vice President of the Bridgeport 35, 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 Paul Dincin and Vice 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 11th day of JUNE 18 2004



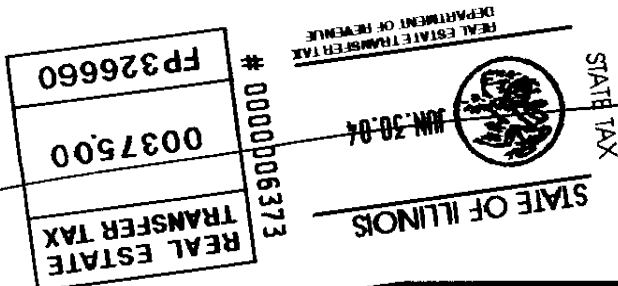
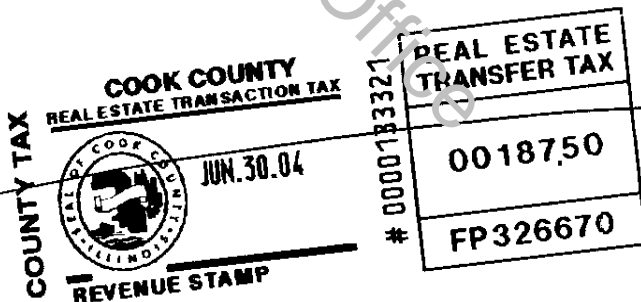
[Signature] (Notary Public)

Prepared By: Paul D. Dincin
20 W. Hubbard Street, Suite 2W
Chicago, Illinois 60610

Mail To:
Robert D. Cochran, Jr.
~~3500 S. Sangamon Street, #506~~
~~Chicago, Illinois 60609~~

*PO Box 789
Lockport IL 60441
0789*

Name & Address of Taxpayer:
Robert D. Cochran, Jr.
3500 S. Sangamon Street, #506
Chicago, Illinois 60609



UNOFFICIAL COPY

EXHIBIT 'A'

Legal Description

UNIT 506 AND PU-09 AND PU-12 IN THE UNION LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1 TO 12, INCLUSIVE IN BLOCK 3 IN GAGE AND OTHERS SUBDIVISION OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0407127001, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS ALL IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 3500 SOUTH SANGAMON STREET, CHICAGO, ILLINOIS.

P.I.N.(s): 17-32-402-013

17-32-402-016

17-32-402-014

17-32-402-017

17-32-402-015

17-32-402-018

Property of Cook County Clerk's Office