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WARRANTY DEED



Doc#: 0419619022
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 07/14/2004 08:40 AM Pg: 1 of 4

This Indenture, made this
30th day of June, 2004,
between, **Desmond Builders, Inc.**
party of the first part,
and **Christine Chang**, of the second part,
WITNESSETH, that the party
of the first part, for and in consideration
of the sum of Ten 00/100 Dollars (10.00)
and good and valuable consideration in hand paid by the party of
the second part, the receipt whereof is hereby acknowledged by
these presents does REMISE, RELEASE, ALIEN, CONVEY and WARRANT
unto the party of the second part and to her heirs and assigns,
FOREVER all the following described real estate, situated in the
County of Cook and State of Illinois unknown and described as
follows, to wit:

LEGAL DESCRIPTION:

UNIT 1 (COMMERCIAL) IN THE 2503 NORTH HALSTED STREET CONDOMINIUM, AS
DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 6 IN JOHN T. DAVIS SUBDIVISION OF SOUTH 836 FEET OF OUTLOT F IN
WRIGHTWOOD, A SUBDIVISION OF THE SOUTHWEST ¼ OF SECTION 28, TOWNSHIP 40
NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT D TO THE DECLARATION OF CONDOMINIUM
RECORDED AS DOCUMENT NUMBER 0414044135, TOGETHER WITH ITS UNDIVIDED
PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY,
ILLINOIS.

Together with all and singular the hereditaments and appurtenances
thereunto belonging, or in anyway appertaining, and the reversion
and reversions, remainder and remainders, rents, issues and
profits thereof, and all the estate, right, title, interest,
claim or demand whatsoever, of the party of the first part,
either in law or in equity, of, in and to the above described
premises, against all persons lawfully claiming, or to claim the
same, by, through or under it, it WILL WARRANT AND DEFEND,
subject to:

(a) General real estate taxes not yet due and for subsequent
years not yet due.

(b) ~~Easements, covenants, restrictions, agreements, conditions,
and building lines of record and party wall rights;~~*

(c) The Declaration for the 2503 North Halsted Condominium,
including matters relating to the 2503 North Halsted (the
Declaration"): including all Exhibits thereto, as amended from
time to time; *

* provided none of the foregoing shall be violated or encroached
upon by the improvements existing on the date hereof and
provided none of the foregoing shall limit or restrict the use of
the property for commercial purposes or for a dental office or
restrict the ability of grantee to lease the premises

BOX 333-CTI

5F940 5102 10A North Street

402

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COOK
CO. NO. 018
3 2 7 2 7 1
PB. 10880
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
JUL 12 04
DEPT. OF REVENUE
189.00

5 4 6 3
Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP
PB. 11427
97.50

★ 1 4 3 3 3
★ CITY OF CHICAGO
★ REAL ESTATE TRANSACTION TAX
★ DEPT. OF REVENUE
★ JUL 12 04
★ PB. 11193
★ 731.50

★ 1 4 3 3 2
★ CITY OF CHICAGO
★ REAL ESTATE TRANSACTION TAX
★ DEPT. OF REVENUE
★ JUL 12 04
★ PB. 11193
★ 731.50

Property of Cook County Clerk's Office

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- (d) The Illinois Condominium Property Act;
- (e) The Plat of Survey attached as Exhibit "D" to the Declaration aforesaid;
- (f) Applicable Zoning and Building Laws and Ordinances;
- (g) Public utility easements, if any;
- (h) Grantee's Mortgage, if any;
- (i) Acts done or suffered by Grantee, or anyone claiming under the Grantee.

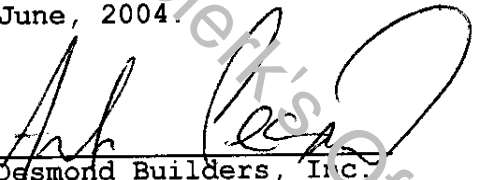
Permanent Real Estate Index Number(s): **14-28-311-020-0000**

Address of Real Estate: **2503 North Halsted, Unit #1,
Chicago, Illinois, 60614**

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.

IN WITNESS WHEREOF, the affiant has caused his signature to be affixed hereto, this **30th day of June, 2004**.


Desmond Builders, Inc.
Aidan Desmond, President

