

# UNOFFICIAL COPY



04197420270

## WARRANTY DEED

Doc#: 0419742027  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 07/15/2004 08:02 AM Pg: 1 of 4

This Indenture, made this  
19<sup>th</sup> day of May, 2004,  
between, Desmond Builders, Inc.

party of, the first part,  
and Paul<sup>4</sup> Shelton\*

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, and pursuant to authority of the  
President and Secretary thereof, 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: *# and Barbara M. Shelton, as co-  
trustees of the Paul G. Shelton  
Trust 4/18 4/23/01*

PARCEL 1:

UNITS ~~UNIT 4~~ *to Trust 4/18 4/23/01* AND 4 IN THE 2503 NORTH HALSTED  
CONDOMINIUM, DELINEATED ON A SURVEY OF THE FOLLOWING  
DESCRIBED REAL ESTATE:

LOT 6 IN JOHN T. DAVIS SUBDIVISION OF THE 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-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

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P- Unit 4, A LIMITED COMMON ELEMENT,  
AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID  
RECORDED AS DOCUMENT NUMBER 0414044135

Together with all and singular the hereditament 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:

*822-3356 PAPA h G*

*4/g*

**BOX 333-CT**

# UNOFFICIAL COPY

Property

STATE TAX

STATE OF ILLINOIS

JUL.-6.04

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 000072678

REAL ESTATE TRANSFER TAX

00535.00

FP 102808

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COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX

JUL.-6.04

REVENUE STAMP

# 0000072864

REAL ESTATE TRANSFER TAX

00267.50

FP 102802

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CITY TAX

CITY OF CHICAGO

JUL.-6.04

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000012758

REAL ESTATE TRANSFER TAX

04012.50

FP 102805

County Clerk's Office

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- (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 2503 North Halsted (the Declaration): including all Exhibits thereto, as amended from time to time;
- (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 #4,  
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 19<sup>th</sup> day of May, 2004.

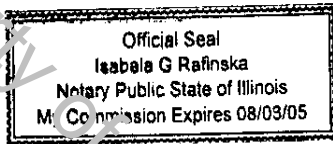
  
 Desmond Builders, Inc.  
 Aidan Desmond, President

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State of Illinois )  
                          ) SS  
County of Cook    )

I, the undersigned, a notary public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that **Aidan Desmond** 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 he signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 19<sup>th</sup> day of May, 2004.



*Isabela G. Rafinska*  
NOTARY PUBLIC

Send Subsequent Tax Bills to:

Send Deed To:

Paul G. Shetten  
Name  
516 REGALIA DR  
Address  
BORRINGTON IL 60010  
City, State and Zip

MICHAEL N WASSERMAN  
Name  
221 N LaSalle #2040  
Address  
Chicago IL 60601  
City, State and Zip

Prepared by:  
John D. Colbert  
Attorney at Law  
2724 North Lincoln Avenue  
Chicago, Illinois 60614  
773-435-0173

Clerk's Office