

UNOFFICIAL COPY



WARRANTY DEED

Doc#: 0419842066
Eugene "Gene" Moore Fee: \$58.00
Cook County Recorder of Deeds
Date: 07/16/2004 11:35 AM Pg: 1 of 5

This Indenture, made this
2nd day of June, 2004,
between, **Desmond Builders, Inc.**
party of the first part,
and **Phillip Lee**, 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 his 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:

PARCEL 1:

UNIT 2 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.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-UNIT 2, 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:

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


5 A 9 4 0 5 1 0 3 No Landy

5 K 9
BOX 323-CP

UNOFFICIAL COPY

STATE TAX

STATE OF ILLINOIS



JUL.-6.04


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000072675

REAL ESTATE TRANSFER TAX
00449.00
FP 102808

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



JUL.-6.04


REVENUE STAMP

0000072861

REAL ESTATE TRANSFER TAX
00224.50
FP 102802

CITY TAX

CITY OF CHICAGO



JUL.-6.04

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000072755

REAL ESTATE TRANSFER TAX
03368.00
FP 102805

Property of Cook County Clerk's Office

UNOFFICIAL COPY

(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;

(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 #2,
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 affiants has caused his signature to be affixed hereto, this **2nd** day of **June**, 2004.


 Desmond Builders, Inc.
 Aidan Desmond, President

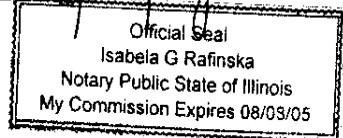
UNOFFICIAL COPY

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** is personally known to me to be the same person whose name is 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 2nd day of June, 2004.

Isabela G. Rafinska
NOTARY PUBLIC



Send Subsequent Tax Bills to:

Send Deed To:

PHILLIP LEE
Name

ANGELA KOCONIS-GIBSON, ESQ
Name

2503 N HALSTED UNIT 2
Address

4854 N KEDVALE
Address

CHICAGO IL 60614
City, State and Zip

CHICAGO IL 60630
City, State and Zip

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

Property of Cook County Clerk's Office

UNOFFICIAL COPY**CHICAGO TITLE INSURANCE COMPANY**

ORDER NUMBER: 1401 SA9405103 NA
 STREET ADDRESS: 2503 NORTH HALSTED UNIT 2
 CITY: CHICAGO COUNTY: COOK
 TAX NUMBER: 14-28-311-020-0000

LEGAL DESCRIPTION:

PARCEL 1:

UNIT 2 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 THE SOUTH 836 FEET OF OUTLOT F IN WRIGHTWOOD, A SUBDIVISION OF THE SOUTHWEST 1/4 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

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF ~, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0414044135.