

UNOFFICIAL COPY



Doc#: 0420435152
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 07/22/2004 10:52 AM Pg: 1 of 3

Warranty Deed
Statutory (ILLINOIS)
(Corporation to Individual)

1/1

mzm THE GRANTOR(S)
RENAISSANCE DEVELOPERS OF ILLINOIS, LLC, an Illinois Limited Liability Company

Above Space for Recorder's use only

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

JOSHUA NATHAN and JUSTYNA BOROWSKA, 4448 N. ST. LOUIS, APARTMENT 2, CHICAGO, ILLINOIS 60625

not In Tenancy in Common, but in JOINT TENANCY, the following described Real Estate situated in the County of in the State of Illinois, to wit:

UNIT NUMBER 2N IN 7628-30 S. ESSEX CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 9 AND 10 IN BLOCK 6 IN SOUTH SHORE PARK, A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 30 TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 29, 2003 AS DOCUMENT NUMBER 0321032013; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises, not in Tenancy in Common but in JOINT TENANCY forever.

Permanent Index Number (PIN): 21-30-308-019-0000
(This tax number is part of parcel in question and other property)

Address(es) of Real Estate: 7628-30 S. ESSEX, UNIT 2N, CHICAGO, IL 60649

SUBJECT TO: covenants, conditions, and restrictions of record,

Document No.(s); and to General Taxes for 2003 and subsequent years.

BOX 333-CTI

CT

24005871

#X9409937

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AA

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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, Frank Costa, and attested by its Secretary, this 28th day of January, 2004.

Impress
Corporate Seal
Here

By Frank Costa
Frank Costa, *President*
Renaissance Developers of Illinois, LLC

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 Frank Costa personally known to me to be President of the corporation, and 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 28th day of January, 2004

Mary Dabrowski
NOTARY PUBLIC

Commission expires 03-26-2005

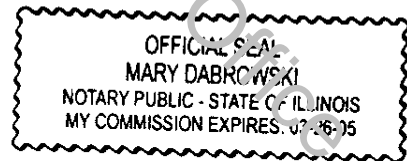
This instrument was prepared by: John Farano, Jr., 7836 West 103rd Street, Palos Hills, Illinois 60465

MAIL TO:
RICHARD E. ZULKEY, ESQUIRE
79 WEST MONROE STREET
SUITE 1305
CHICAGO, IL 60603

SEND SUBSEQUENT TAX BILLS TO:
JOSHUA NATHAN
JUSTYNA BOROWSKA
7628-30 S. ESSEX, UNIT 2N
CHICAGO, IL 60649

OR

Recorder's Office Box No. _____



STATE TAX

STATE OF ILLINOIS

JUL. 12. 04

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000073026

REAL ESTATE TRANSFER TAX
00137.00
FP 102808

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX

JUL. 12. 04

REVENUE STAMP

0000073217

REAL ESTATE TRANSFER TAX
00068.50
FP 102802

CITY TAX

CITY OF CHICAGO

JUL. 12. 04

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000072977

REAL ESTATE TRANSFER TAX
01028.00
FP 102805

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EXHIBIT "B"

THE TENANT OF UNIT 2N HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

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.

Property of Cook County Clerk's Office