

# UNOFFICIAL COPY



## WARRANTY DEED

Doc#: 0420529175  
Eugene "Gene" Moore Fee: \$26.00  
Cook County Recorder of Deeds  
Date: 07/23/2004 02:05 PM Pg: 1 of 2

CT / SASTZ 6080 / OFZ 400 AD AB1

THIS WARRANTY DEED, dated June 9, 2004 by and between **POINT PLACE DEVELOPMENT CORP.**, 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 as party of the first part, and **RICHARD STARY** as party of the second part. WITNESSETH that the party of the first part, for and in consideration of the sum of Ten (\$10.00) Dollars, and other valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said Corporation, does hereby CONVEY and WARRANT to said party of the second part the following described real estate situated in the County of Cook, State of Illinois, to wit:

(vide attached legal description, marked "Exhibit A")

Commonly known as 2141 N. Point St., Unit 3, S-3, Chicago, IL

Property Index Number: 13-36-227-576-0000

Together with the tenements and appurtenances thereto belonging.

SUBJECT TO: Covenants, conditions, and restrictions of record; general real estate taxes not due and payable; public and utility easements; zoning and building laws and ordinances; roads and highways, if any; the Act; the Declaration and By-Laws; and the Operating Declaration.

TO HAVE AND TO HOLD, the same unto said party of the second part, and to the proper use, benefit and behoof, forever of said party of the second part.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by one of its officers, the day and year first written above.

**POINT PLACE DEVELOPMENT CORP.**

By:

*Richard Stary*  
**RICHARD STARY**

STATE OF ILLINOIS )  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County and State, does hereby certify that RICHARD STARY, President of POINT PLACE DEVELOPMENT CORP., personally known to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that said officers of said Corporation and delivered this instrument as a free and voluntary act, for the uses and purposes set forth therein.

GIVEN under my hand and Seal

Dated

*6/9/04*

MAIL TO:

*Dwayne Collins*  
NOTARY PUBLIC



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STREET ADDRESS: 2141 NORTH POINT UNIT 3

CITY: CHICAGO COUNTY: COOK

TAX NUMBER: 13-36-227-076-0000

### LEGAL DESCRIPTION:

PARCEL 1:



UNIT 3 IN 2141 NORTH POINT PLACE CONDOMINIUMS AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 12 AND THE NORTHWESTERLY 1/2 OF LOT 11 IN BLOCK 5 IN ATTRILL SUBDIVISION OF PART OF BLOCKS 2, 3 AND 5 IN STAVE SUBDIVISION NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0415610018 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS


PARCEL 2:

THE EXCLUSIVE RIGHT TO USE OF S-3, A LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT 0415610018

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.

STATE TAX  REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	JUL. 14.04	# 0000073256	REAL ESTATE TRANSFER TAX 00910.00 FP 102808	COUNTY TAX  REAL ESTATE TRANSACTION TAX REVENUE STAMP	JUL. 14.04	# 0000073444	REAL ESTATE TRANSFER TAX 00155.00 FP 102802
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CITY TAX  REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	JUL. 14.04	# 0000013082	REAL ESTATE TRANSFER TAX 02325.00 FP 102805
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