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04212291400

ILLINOIS STATUTORY WARRANTY DEED
CORPORATION TO INDIVIDUAL

RETURN TO: Nancy Carper

Doc#: 0421229140
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 07/30/2004 09:21 AM Pg: 1 of 3

407 S. Dearborn Street

Suite 1235

Chicago, IL 60605

SEND SUBSEQUENT TAX BILLS TO:

Ryan M. Sullivan

4653 N. Magnolia, Unit 1N

Chicago, IL 60640

RECORDER'S STAMP

THE GRANTOR, O'D Pro-Built, Inc.,

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, for and in consideration of the sum of Ten and no/100 DOLLARS, in hand paid, and pursuant to authority given by the Board of Directors of said corporation **Convey(s) and Warrant(s)** to Ryan M. Sullivan and Abigail A. Sullivan

of _____
of the City of Pittsburgh, County of _____, State of Pennsylvania, as husband and wife, not as Joint Tenants with right of survivorship, nor as Tenants in Common but as **TENANTS BY THE ENTIRETY** the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Those premises legally described on Exhibit A which is attached hereto and hereby made a part hereof.

TO HAVE AND TO HOLD said premises as husband and wife, not as Joint Tenants nor as Tenants in Common but as **TENANTS BY THE ENTIRETY** forever. In Witness Whereof, said Grantor has caused its name to be signed to these presents by its President, and attested by its Secretary, this 2nd day of June, 2004.

O'D Pro-Built, Inc.
(NAME OF CORPORATION)
BY [Signature]
PRESIDENT
ATTEST: [Signature]
SECRETARY

Permanent Tax Identification No.(s): 14-17-111-001-0000

Property address: 4653 N. Magnolia, Unit, Chicago, IL 60640

Box 333

MS
AOS

1 of 3

WD

8213744

COLLINS

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State of Illinois)
Cook County) SS

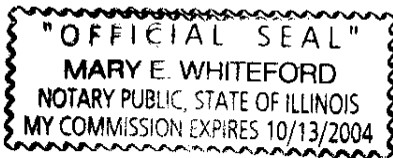
I, the undersigned, a Notary Public in and for said County and State, aforesaid, DO HEREBY CERTIFY that Timothy O'Donoghue personally known to me to be the President of O'D Pro-Built, Inc., an Illinois Corporation, and John T. Conroy personally known to me to be the Secretary of said corporation, and 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 and delivered the said instrument as President and Secretary of said corporation, 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 said corporation, for the uses and purposes therein set forth.

IMPRESS
NOTARIAL SEAL
HERE

Given under my hand and Notarial seal,
this 2nd day of June, 2004

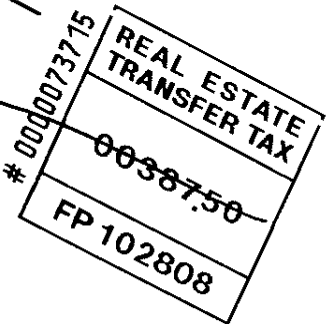
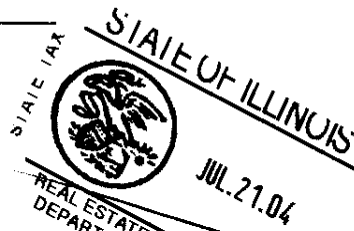
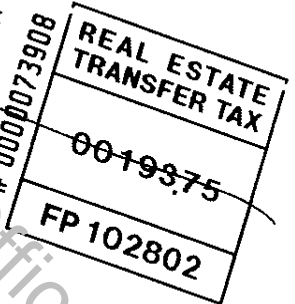
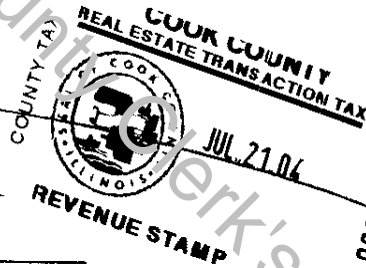
Mary E. Whiteford

Notary Public

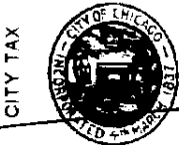


This Instrument prepared by:

John T. Conroy
4544 W. 103rd Street
Oak Lawn, IL 60453

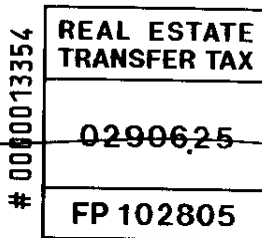


CITY OF CHICAGO



REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

JUL. 21.04



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UNIT NUMBER 1N IN 4653 MAGNOLIA CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THE NORTH 2 INCHES OF LOT 59 AND ALL OF LOT 60 IN SHERIDAN DRIVE SUBDIVISION, A SUBDIVISION OF THE NORTH 3/4 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION, WHICH LIES NORTH OF THE SOUTH 800 FEET THEREOF AND EAST OF GREEN BAY ROAD, IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 13, 2004 AS DOCUMENT NUMBER 0401339011; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACES P-1 AND P-2 LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION.

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.

EXHIBIT A