

# UNOFFICIAL COPY

ILLINOIS STATUTORY WARRANTY DEED  
CORPORATION TO INDIVIDUAL



=====

RETURN TO: Charles Janda

Doc#: 0421629246  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 08/03/2004 12:20 PM Pg: 1 of 3

120 N. LaSalle Street

Suite 1040

Chicago, IL 60601

SEND SUBSEQUENT TAX BILLS TO:

Anthony D. Kyles

421-23 E. 45th Street, Unit 3W

Chicago, IL 60653

RECORDER'S STAMP

THE GRANTOR, Quality Land Development, 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 Anthony D. Kyles of 605 W. Madison, Apt 1111 of the City of Chicago, County of Cook State of Illinois, 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.

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.

Quality Land Development, Inc.  
(NAME OF CORPORATION)

BY [Signature]  
PRESIDENT

ATTEST: [Signature]  
SECRETARY

Permanent Tax Identification No. (s): 20-03-414-009-0000

Property address: 421-423 E. 45th Street, Unit 3W, Chicago, IL 60653

Box 333

LOFED

CTIC

WNO

DAC

0213689

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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'Connell personally known to me to be the President and Secretary of Quality Land Development, Inc., an Illinois Corporation, and 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 as such President and Secretary, he 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 his 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  
OFFICIAL SEAL  
JOHN T. CONROY  
NOTARY PUBLIC STATE OF ILLINOIS  
COMMISSION EXPIRES 8/1/2005

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

*John T. Conroy*  
\_\_\_\_\_  
Notary Public

This Instrument prepared by:

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

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
JUL. 31. 04  
REVENUE STAMP

REAL ESTATE  
TRANSFER TAX  
0011750  
FP 102802  
# 0000074573

STATE OF ILLINOIS  
JUL. 31. 04  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

REAL ESTATE  
TRANSFER TAX  
0023500  
FP 102808  
# 0000074383

CITY OF CHICAGO  
JUL. 31. 04  
REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

REAL ESTATE  
TRANSFER TAX  
0176250  
FP 102805  
# 0000073784

# UNOFFICIAL COPY

UNIT NUMBER 3W IN 421-23 E. 45TH STREET CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 16 IN SNOW AND DICKINSONS SUBDIVISION OF LOT 2 IN CLEAVER AND TAYLOR'S SUBDIVISION OF THE NORTH 1/2 OF THE SOUTH EAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14 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 MAY 5, 2004 AS DOCUMENT NUMBER 0412631030; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-3, A LIMITED COMMON ELEMENT, AS SET FORTH IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0412631030.

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