

UNOFFICIAL COPY

**Warranty Deed
Statutory (ILLINOIS)
(Corporation to Individual)**



Doc#: 0423033167
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 08/17/2004 11:28 AM Pg: 1 of 3

THE GRANTOR

Above Space for Recorder's use only

KENMORE DEVELOPMENT, LTD., 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 (\$10) TEN DOLLARS, in hand paid, and pursuant to authority given by the Board of directors of said corporation, **CONVEYS** and **WARRANTS** to, **MODESTO VALLE**, 551 W. North Ave., Chicago, IL 60610, the following described Real Estate situated in the County of in the State of Illinois, to wit:

UNIT NO. 824-2 IN THE SUNNYSIDE COURT CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

PARCEL 1: LOTS 4, 5 AND 6 AND THE WEST 16 FEET OF THE NORTH 16 FEET OF LOT 1 IN A. T. GALT'S SHERIDAN ROAD SUBDIVISION IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EAST 35 FEET OF THE WEST 40.865 FEET OF LOT 12 IN H. J. WALLINGFORD'S SUBDIVISION OF 15 RODS SOUTH OF AND ADJOINING THE NORTH 95 RODS OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3: LOT 6 IN BLETSCH'S RESUBDIVISION OF LOTS 11 AND 12 (EXCEPT THE WEST 40.865 FEET OF LOT 12) IN H. J. WALLINGFORD'S SUBDIVISION OF 15 RODS SOUTH OF AND ADJOINING THE NORTH 95 RODS OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM MADE BY KENMORE DEVELOPMENT, LTD., AN ILLINOIS CORPORATION AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 0323731195 AND THE FIRST AMENDMENT TO DECLARATION RECORDED AS DOCUMENT NO. 0412544071, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

P.N.T.N.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the Declaration of Condominium; and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining land described therein.

UNOFFICIAL COPY

This deed is subject to all rights, easements, covenants, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

The tenant has no right of first refusal.

Permanent Index Numbers: 14-17-223-017, 14-17-223-008, 14-17-223-009

Address of Real Estate: 814-816 W. SUNNYSIDE, UNIT 824-2, CHICAGO, IL 60640

SUBJECT TO: covenants, conditions, and restrictions of record and to General Taxes for 2003 and subsequent years.

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, and attested by its Secretary, this 21st day of June, 2004.

KENMORE DEVELOPMENT, LTD.

By *Avram Bogotil*
AVRAM BOGOTIL, President

Attest: *Judith Anne Gleason*
JUDITH ANNE GLEASON, Secretary

REAL ESTATE TRANSFER TAX	0014400	FP 103025
-----------------------------	---------	-----------

000003322 #

COOK COUNTY
REAL ESTATE TRANSACTION TAX

AUG. -4.04



COOK COUNTY TAX

REVENUE STAMP

CITY TAX

CITY OF CHICAGO



AUG. -4.04

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

000001663

REAL ESTATE
TRANSFER TAX

02160.00

FP 103026

STATE TAX

STATE OF ILLINOIS



AUG. -4.04

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

000003317

REAL ESTATE
TRANSFER TAX

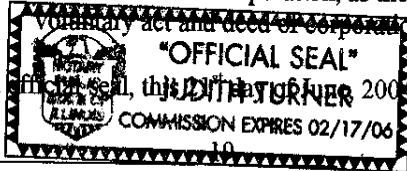
00288.00

FP 103021

UNOFFICIAL COPY

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 AVRAM BOGOJEL is personally known to me to be President of the corporation, and JUDITH ANNE GLEASON is 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 21st day of JUNE 2006.
 Commission expires _____



Judith Turner
 NOTARY PUBLIC

This instrument was prepared by: Douglas G. Shreffler, 4653 N. Milwaukee Ave., Chicago, Illinois 60630

MAIL TO:
Judy L. DeAngelis
767 Walton Lane
Grayslake, IL
60030

SEND SUBSEQUENT TAX BILLS TO:
 MODESTO VALLE
 814-826 W. SUNNYSIDE
 UNIT 824-2
 CHICAGO, IL 60640

OR

Recorder's Office Box No. _____

Property of Cook County Clerk's Office