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Doc#: 0423841021
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 08/25/2004 09:34 AM Pg: 1 of 4

WARRANTY DEED
ILLINOIS STATUTORY
(CORPORATION TO INDIVIDUAL)

THE GRANTOR, **TIME PROPERTIES, 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 TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS AND WARRANTS to

STEFAN CZERPAK

the following Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Address of Real Estate: UNIT(S) 3S
1631-33 NORTH WESTERN AVENUE
CHICAGO, ILLINOIS 60647

Permanent Real Estate Index Numbers: 14-31-326-017-0000
14-31-326-018-0000
14-31-326-046-0000
14-31-326-047-0000

**The tenant has waived their right of first refusal*

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 this 25th day of **June**, 2004.

TIME PROPERTIES, INC.,
an Illinois corporation

BY: X [Signature]
Its President and Secretary

STATE OF ILLINOIS

STATE TAX



AUG. 27. 04

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000069039

REAL ESTATE TRANSFER TAX
0030000
FP 326669

City of Chicago
Dept. of Revenue
Real Estate Transfer Stamp
\$2,250.00
08/24/2004 10:16 Batch 11849 21
350051



M.G.R. TITLE

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that Krzysztof Karbowski, personally known to me to be the President and Secretary of TIME PROPERTIES, INC., an Illinois 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 he signed and delivered the said instrument, 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.

GIVEN under my hand and official seal, this 25th day of **June**, 2004.

John E. Lovstrand
NOTARY PUBLIC

Prepared By:

John E. Lovstrand
PALMISANO & LOVSTRAND
79 West Monroe, Suite 826
Chicago, Illinois 60603

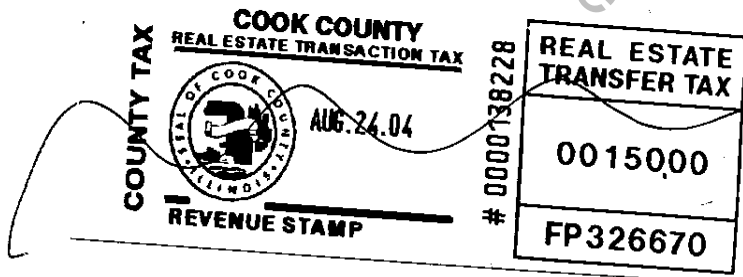


Mail To:

JOHN E. LOVSTRAND
PALMISANO & LOVSTRAND
79 W. MONROE, SUITE 826
CHICAGO, IL 60603

Name and Address of Taxpayer:

STEFAN CZERPAK
1633 N. WESTERN, UNIT 3S
CHICAGO, ILLINOIS 60647



UNOFFICIAL COPY**EXHIBIT "A"****Parcel 1:**

Unit 3S in the **1633 N. WESTERN CONDOMINIUMS** as delineated on a survey of the following described real estate:

Parcel A:

Lots 11 and 12 (except that part lying west of a line 50 feet east of an parallel with the west line of Section 31 taken for widening of North Western Avenue) in the Subdivision of Lot 4 in the Assessor's Division of unsubdivided lands in the south ½ of the southwest ¼ of Section 31, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois;

Parcel B:

The South 24 feet of the north 82 feet of Lot 48 in Mason's Subdivision of the west part of Lot 5, and the south 33 feet of Lot 3 in the Assessor's Division of the south ½ of the southwest ¼ of Section 31, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois;

Parcel C:

The South 24 feet of the north 106 feet of Lot 48 in Mason's Subdivision of the west part of Lot 5, and the south 33 feet of Lot 3 in the Assessor's Division of the south ½ of the southwest ¼ of Section 31, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois,

which survey is attached to the Declaration of Condominium recorded as Document No. 0417639061, together with an undivided percentage interest in the Common Elements.

Parcel 2:

The exclusive right to use Parking Space P- 6, a limited common element as delineated on the survey attached to the aforementioned Declaration of Condominium.

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14-31-326-017-0000

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14-31-326-046-0000

14-31-326-047-0000

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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, 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.

THE TENANT OF THIS UNIT EITHER: (A) EXERCISED ITS RIGHT OF FIRST REFUSAL; OR (B) WAIVED ITS RIGHT OF FIRST REFUSAL; OR (C) LET ITS RIGHT OF FIRST REFUSAL EXPIRE BY LAPSE OF TIME. *[delete 2 of 3 above]*

SUBJECT TO:

- (1) general real estate taxes not due and payable at the time of closing;
- (2) the Act and Code;
- (3) the Condominium Documents, including all amendments and exhibits thereto;
- (4) applicable zoning and building laws and ordinances;
- (5) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (6) utility easements, if any, whether recorded or unrecorded; and
- (7) covenants, conditions, restrictions, encroachments and easements of record.