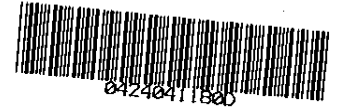


UNOFFICIAL COPY



Chicago Title Insurance Company

**WARRANTY DEED
ILLINOIS STATUTORY
(Corporation to Individual)**



Doc#: 0424041180
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 08/27/2004 02:30 PM Pg: 1 of 3

August 40/100

THE GRANTOR, B&B Estes, LLC, 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, CONVEY(S) and WARRANT(S) to Timothy Wood

(GRANTEE'S ADDRESS) 4144 N. Sheridan Road #103, Chicago, Illinois 60613

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

See attached Exhibit "A"

SUBJECT TO: covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, party wall rights and agreements, mortgage or trust deed specified below, general taxes for the year 2003 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s)

Permanent Real Estate Index Number(s): 11 32 101 009 0000

Address(es) of Real Estate: 1404 Estes Unit 1A, Chicago, Illinois 60626 ^{and P1}

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Member, this 4 day of August, 2004.

B&B Estes, LLC

By X
Bruce Bernacchi
Member

Synergy Title Services, LLC.
730 West Randolph, Suite 300
Chicago, IL 60661
Phone (312) 334-9000 fax (312) 334-9009

UNOFFICIAL COPY

EXHIBIT "A" LEGAL DESCRIPTION

Unit 1A and P1 IN 1404 ESTES CONDOMINIUMS AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

The east 5 feet of Lot 4 and the west 60 of Lot 5 in C.H. Thompson's Subdivision of the South ½ of Block 13 in Rogers Park in the west ½ of the northwest ¼ of fractional Section 32, Township 41 North, Range 14 East of the Third Principal Meridian, according to the plat thereof recorded August 13, 1907 as Document No. 4080823, in Cook County, Illinois.

Commonly known as: 1404 W. Estes, IL 60626

P.I.N. 11-32-101-009-0000

Which Survey is attached as Exhibit "B" to the Declaration of Condominium Recorded March 25, 2004, as Document 0408375266, as amended from time to time, Together with its Undivided Interest in the Common Elements.

Subject To: (1) real estate taxes not yet due and payable; (2) private, public and utility easements; (3) applicable zoning and building laws or ordinances; (4) all rights, easements, restriction, conditions and reservations contained in the Declaration; (5) provisions of the Act; (6) such other matters, as to which the Title Insurer (as hereinafter defined) commit to insure Buyer against loss or damage; (7) covenants, conditions, restrictions, party wall rights, permits, easements and agreements of record which do not materially adversely affect the use of the Premises as a condominium residence, and (8) acts of Buyer.

"Grantor also hereby grants Grantee, it's 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, as Grantor reserves to itself, it's successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein."

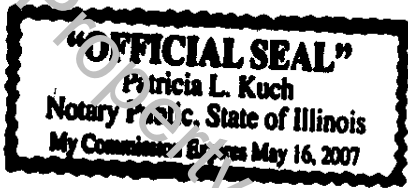
"This Deed to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein."

UNOFFICIAL COPY

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 Bruce Bernacchi, personally known to me to be the Member of the B&B Estes, LLC whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such Bruce Bernacchi he signed and delivered the said instrument and caused the corporate seal of said 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 said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 4 day of August 19 2004



Patricia L. Kuch (Notary Public)

Prepared By: Gregory A. Braun, Esq.
217 N. Jefferson St. 5th Floor
Chicago, Illinois 60661

Mail To:
Crystal L. Kontny, Esq.
7250 N. Cicero Ave., Suite 200
Lincolnwood, Illinois 60712

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
349850 \$926.25
08/20/2004 15:33 Batch 02269 55

Name & Address of Taxpayer:
Timothy Wood
1404 Estes Unit 1A
Chicago, Illinois 60626

STATE TAX	STATE OF ILLINOIS	REAL ESTATE TRANSFER TAX
	AUG. 12. 04	0012100
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 000058498 FP326669

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	REAL ESTATE TRANSFER TAX
	AUG. 12. 04	0006050
	REVENUE STAMP	# 0000137231 FP326670