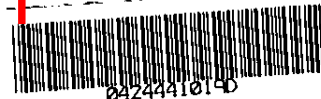


2057384 mtc tmh  
WARRANTY DEED  
(Corporation to Individual)  
(Illinois) 10/2

9



Doc#: 0424441019  
Eugene "Gene" Moore Fee: \$26.00  
Cook County Recorder of Deeds  
Date: 08/31/2004 09:30 AM Pg: 1 of 2

THIS AGREEMENT, made this 26 day of August, 2004 between Venter & Associates, 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, party of the first part, and Todd Williamson and Holly L. Presson, 1943 W. Warner, Unit 1, Illinois 60613, not as tenants in common but as joint tenants with rights of survivorship, party of the second part, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

M.G.R. TITLE

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN, CONVEY AND WARRANT unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

Unit 3041-3 in THE CROSSROADS CONDOMINIUMS as delineated on a survey of the following described real estate:

PARCEL 1:  
LOTS 1 AND 2 IN BLOCK 8 IN FIELDS BOULEVARD ADDITION TO IRVING PARK, A SUBDIVISION OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, LYING EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; which survey is attached to the Declaration of Condominium recorded as Document No. 0423610019 together with its undivided percentage interest in the common elements.

PARCEL 2:  
THE EXCLUSIVE RIGHT TO USE STORAGE SPACE SA-13, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0423610019.

"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, ALL 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 HAS WAIVED THEIR RIGHT OF FIRST REFUSAL.

P.I.N.: 13-13-326-014-0000

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his heirs and assigns forever.

# UNOFFICIAL COPY

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or August be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: Covenants, conditions, restriction of record, and public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2001 and subsequent years.

Permanent Real Estate Number(s): 13-13-326-014-0000

Address(es) of Real Estate: 3037-43 W. Belle Plaine, Unit 3041-3, Chicago, Illinois 60618

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its \_\_\_\_\_ Secretary, the day and year first above written.

City of Chicago  
Dept. of Revenue  
350736  
08/30/2004 14:28 Batch 05325 74  
Real Estate Transfer Stamp  
\$1,762.50



Venter & Associates, Inc.  
BY: [Signature]  
Ilie Venter, President  
ATTEST: [Signature]  
Ilie Venter, Secretary

This instrument was prepared by: Phillip I. Rosenthal, 3700 W. Devon, #E, Lincolnwood, Illinois 60712

MAIL TO:  
Randy Yorke  
1155 S. Washington #204  
Naperville, IL 60540

SEND SUBSEQUENT BILLS TO:  
Todd Williamson and Holly Presson  
3037-43 W. Belle Plaine, #3041-3  
Chicago, Illinois 60647

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

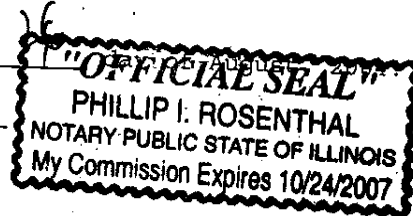
STATE OF ILLINOIS ) ss.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for the said County, in the state aforesaid, DO HEREBY CERTIFY that Ilie Venter is personally known to me to be the President of Venter & Associates, Inc., an Illinois corporation, and Ilie Venter 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 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 \_\_\_\_\_

Notary Public

Commission Expires: \_\_\_\_\_



STATE TAX  
STATE OF ILLINOIS  
AUG. 30. 04  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000069458  
REAL ESTATE TRANSFER TAX  
0023500  
FP326669

COUNTY TAX  
COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
AUG. 30. 04  
REVENUE STAMP

# 0000138645  
REAL ESTATE TRANSFER TAX  
0011750  
FP326670