

UNOFFICIAL COPY

WARRANTY DEED
(Corporation to Individual)
(Illinois)



Doc#: 0425141045
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 09/07/2004 09:39 AM Pg: 1 of 2

THIS AGREEMENT, made this 19
day of August, 2004 between 1928
N. Kedzie, 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 Ricardo Flores, 2828 N.
Talman, Unit F, Chicago, Illinois
60618, party of the second part,
the following described Real
Estate situated in the County of
Cook in the State of Illinois, to
wit:

2053536/mTC/1928
201-2

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 201 in THE KARMA TAGE CONDOMINIUMS as delineated on a survey of the following described real estate:

PARCEL 1:

LOTS 43 AND 44 AND THE SOUTH 21 1/4 FEET OF LOT 45 IN BLOCK 1 IN WINKLEMAN'S RESUBDIVISION OF BLOCKS 1 AND 12 OF E. SIMMONS ORIGINAL SUBDIVISION OF THE SOUTH EAST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED, DECEMBER 14, 1885 AS DOCUMENT 3676519, IN BOOK 21 OF PLATS, PAGE 20, IN COOK COUNTY, ILLINOIS; which survey is attached to the Declaration of Condominium recorded as Document No. 0405418035 together with its undivided percentage interest in the common elements.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-8, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0405418035.

"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 HAS WAIVED THEIR RIGHT OF FIRST REFUSAL.

P.I.N.: 13-35-405-047-0000
13-35-405-048-0000

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.

M.G.R. TITLE

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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): 13-35-405-047-0000 & 13-35-405-048-0000

Address(es) of Real Estate: 1928 N. Kedzie, Unit 201, Chicago, Illinois 60647

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 _____ President, and attested by its _____ Secretary, the day and year first above written.

1928 N. Kedzie, Inc.
BY: E. Rapoport
Eugene Rapoport, President
ATTEST: B. Schwartz
Boris Schwartz, Secretary

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

MAIL TO: John N. Skoubis
200 W. Jackson
Ste 1050
Chicago, Illinois 60606

SEND SUBSEQUENT BILLS TO:
Ricardo Flores
1928 N. Kedzie, #201
Chicago, Illinois 60647

City of Chicago
Dept. of Revenue
351391
09/03/2004 14:04 Batch 11857 60
Real Estate Transfer Stamp
\$1,965.00

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 Eugene Rapoport is personally known to me to be the President of 1928 N. Kedzie, Inc., an Illinois corporation, and Boris Schwartz 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 19 day of August, 2004.

Notary Public
Phillip I. Rosenthal
"OFFICIAL SEAL"
PHILLIP I. ROSENTHAL
NOTARY PUBLIC STATE OF ILLINOIS
My Commission Expires 10/24/2007
Commission Expires: _____

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
SEP.-3.04
REVENUE STAMP

REAL ESTATE TRANSFER TAX
0013100
FP326670

STATE TAX
STATE OF ILLINOIS
SEP.-3.04
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
0026200
FP326660