

WARRANTY DEED



Doc#: 0425941094  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 09/15/2004 10:13 AM Pg: 1 of 3

MTC # 2057105 1 of 3  
THE GRANTOR Clare Developers, Inc.,  
an Illinois 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 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS in fee simple unto

A.  
Gilbert Melott, a single person and Craig Hayworth, a single person, both of 77 W. 24<sup>th</sup> Street, Apt. 29E, New York, NY 10010

As joint tenants with rights of survivorship all interest in the following described real estate in the County of Cook and State of Illinois, to wit:

See Reverse Hereof for Legal Description

Permanent Index Number: 14-08-415-006-0000  
Address of Real Estate: 4857 North Winthrop  
Unit 1S  
Chicago, Illinois 60640

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

TO HAVE AND TO HOLD said premises FOREVER.

Said Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the Grantor has caused its name to be signed by these presents by its Authorized Representative this 20 day of August, 2004.

Clare Developers, Inc.  
an Illinois corporation

By: [Signature]  
Authorized Representative

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Roger Carey, Authorized Representative of Clare Developers, Inc., personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act, and as the free and voluntary act of Clare Developers, Inc., for the uses and purposes therein set forth.

Given under my hand and official seal this 20 day of August, 2004



[Signature]  
NOTARY PUBLIC  
My commission expires on \_\_\_\_\_

M.G.R. TITLE

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

**PARCEL 1:**

UNIT 1S IN THE 4857 NORTH WINTHROP CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 36 IN GEORGE LILL'S SHERIDAN ROAD ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE SOUTHEAST FRANCHIONAL ¼ OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THRID PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT 0413527026 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

**PARCEL 2:**

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-1S AND STORAGE SPACE S-1S, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0413527026.

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, AFORESAID, 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.

Subject to: (1) real estate taxes not yet due and payable; (2) applicable zoning, building laws and ordinances; which are not violated by improvements on the property; (3) public utility easements; (4) private easements for pedestrian ingress and egress; (5) provisions of the Municipal Code of Chicago; (6) provisions of the Condominium Property Act of Illinois (the "Act"); (7) all rights, easements, restrictions, conditions and reservations of record or contained in the Declaration or reserved by The 4857 North Winthrop Condominium Association (the "Association") to itself and its successors and assigns, for the benefit of all Unit Owners at the Condominium; (8) encroachments, if any, shown on the Plat of Survey attached to the Declaration, with encroachment endorsements on the owners title insurance policy; (9) assessments due to the Association after the Closing Date; and (10) such other matters as to which the Title Insurer commits to insure Grantee against loss or damage; provided Grantor shall pay any and all fees and costs associated therewith.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY.

Permanent Index Number: 14-08-415-006-0000

Address of Real Estate: 4857 North Winthrop, Unit 1S, Chicago, Illinois 60640

This instrument was prepared by: Eileen C. Lally, One East Wacker Drive, Suite 2920, Chicago, Illinois 60601

MAIL TO:

Nick Ginali, Esq.  
947 North Plum Grove Road  
Schaumburg, Illinois 60173

SEND SUBSEQUENT TAX BILLS TO:

Gilbert Melott and Craig Hayworth  
4857 North Winthrop, Unit 1N  
Chicago, Illinois 60640

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Property of Cook County Clerk's Office

City of Chicago  
Dept. of Revenue  
352325



Real Estate  
Transfer Stamp  
\$3,352.50

09/14/2004 14:10 Batch 02279 35

COUNTY TAX  
COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
SEP. 14.04  
REVENUE STAMP

# 000140032

REAL ESTATE  
TRANSFER TAX  
0022350  
FP326670

STATE TAX  
STATE OF ILLINOIS  
SEP. 14.04  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000069954

REAL ESTATE  
TRANSFER TAX  
00447.00  
FP326669