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0425929125D

Doc#: 0425929125
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 09/15/2004 10:42 AM Pg: 1 of 3



Chicago Title Insurance Company

WARRANTY DEED
ILLINOIS STATUTORY
(Corporation to Individual)

Handwritten circled 'A' and other marks

Handwritten vertical text: "Oh 5501747" and other marks

Property of Cook County Clerk's Office

THE GRANTOR, JL Development, LLC, a Limited Liability Company 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 Managers of said Company, CONVEY(S) and WARRANT(S) to Christopher P. Fruy and ~~Patricia H. [redacted]~~ Paul Fruy, [redacted] as tenants in common, [redacted] as joint tenants,

(GRANTEE'S ADDRESS) 10012 S. Massasoit Avenue, Oak Lawn, Illinois 60453

of the County of Cook, the following described 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

THIS IS NOT HOMESTEAD PROPERTY

SUBJECT TO: (i) general real estate taxes not yet due; (ii) covenants, conditions, and restrictions of record, including the Declaration of Covenants, Conditions, Restrictions and By-Laws for the Condominium Association, as amended from time to time; (iii) any utility easements of record; (iv) zoning and building laws and ordinances; (v) party walls, if any; (vi) roads and highways, if any; (vii) acts done or suffered by Purchaser, and (viii) Seller's right to enter the Condominium to complete construction; none other.

TO HAVE AND TO HOLD said premises not as tenants in common, but as joint tenants forever

Permanent Real Estate Index Number(s): 17-05-100-013-0000

Address(es) of Real Estate: 1521 N. Ashland Avenue, Unit 3, Chicago, Illinois 60622

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 Manager this 22nd day of July, 2004.

JL Development, LLC

By _____
Jimmy Lopez
Manager

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STATE OF ILLINOIS, COUNTY OF _____ SS.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Jimmy Lopez, personally known to me to be the Manager of the JL Development, LLC, and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such Manager he signed and delivered the said instrument and caused the corporate seal of said Company to be affixed thereto, pursuant to authority given by the Board of Managers of said Company, as his free and voluntary act, and as the free and voluntary act and deed of said Company, for the uses and purposes therein set forth.

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



(Notary Public)

Prepared By: Daniel G. Lauer
1424 W. Division Street
Chicago, Illinois 60622

Mail To:
Christopher L. Palanca, Esq
410 S. Michigan Avenue, Suite 607
Chicago, Illinois 60605

Name & Address of Taxpayer:
Christopher P. Fruy and Patricia H. Fruy and Paul Fruy
1521 N. Ashland Avenue, Unit 3
Chicago, Illinois 60622

CITY OF CHICAGO



SEP. 10. 04

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000015366

REAL ESTATE TRANSFER TAX
0255000
FP 102805

STATE OF ILLINOIS



SEP. 10. 04

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000076971

REAL ESTATE TRANSFER TAX
0034000
FP 102808

COOK COUNTY
REAL ESTATE TRANSACTION TAX



SEP. 10. 04

REVENUE STAMP

0000077130

REAL ESTATE TRANSFER TAX
0017000
FP 102802

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EXHIBIT 'A'

Legal Description

PARCEL 1:

UNIT 3 IN THE 1521 NORTH ASHLAND CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOT 17 IN THOMAS HURFORD'S SUBDIVISION OF THE WEST 1/2 OF BLOCK 5 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF SAID LOT LYING WEST OF A LINE 50 FEET EAST OF AND PARALLEL WITH WEST LINE OF SAID SECTION 5), WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0401232187 AND AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-2 AND S-3, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0401232187.

PARCEL 3:

NON-EXCLUSIVE EASE FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY RECIPROCAL EASEMENT AGREEMENT, RECORDED JANUARY 21, 2004 AS DOCUMENT NUMBER 0402145061.

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.