

205 7758 MTLA 20K3
WARRANTY DEED
(Corporation to Individual)
(Illinois)

UNOFFICIAL COPY



Doc#: 0427341015
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 09/29/2004 09:59 AM Pg: 1 of 2

THIS AGREEMENT, made this 27
day of September, 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 Andrew J.
Magnatowski, 3816 N. Leavitt, Unit
1, 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:

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 3037-1 in THE CROSSROADS CONDOMINIUMS as delineated on a survey of the following described property:

PARCEL 1:

LOT 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, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; which survey is attached to the Declaration of Condominium recorded as Document 0423610019 together with its undivided percentage interest in the common elements.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE A-16, 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, 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.: 13-13-326-014-0000

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.

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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 September 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 3037-1, 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 _____ President, and attested by its _____ Secretary, the day and year first above written.

City of Chicago
Dept. of Revenue
353946
09/28/2004 10:54 Batch 11872 18

Real Estate
Transfer Stamp
\$1,300.00



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

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

MAIL TO:
John Koyn
180 N. Stetson Ave, Unit 4525
Chicago, IL 60601

SEND SUBSEQUENT BILLS TO:
Andrew Magnatowski
3037-43 W. Belle Plaine, #3037-1
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 27 day of September, 2004.

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

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
SEP. 28. 04
REVENUE STAMP

0000141372
REAL ESTATE TRANSFER TAX
00120.00
FP326670

STATE TAX
STATE OF ILLINOIS
SEP. 28. 04
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

000070469
REAL ESTATE TRANSFER TAX
00240.00
FP326669