THIS INSTRUBY: Brian Meltzer MELTZER, PLLC 1515 East Word Suite 250 Schaumburg, (847) 330-246 PRAIRIE TITLE 100 N. LASAN CHICAGO, IL 6

THIS INSTRUMENT PREPARED RY

Brian Meltzer MELTZER, PURTILL & STELLE, LLC 1515 East Woodfield Road Suite 250 Schaumburg, Illinois 60173-5431 (847) 330-2400

PRAIRIE TITLE 100 N. LASALLE SUITE 1100 CHICAGO, IL 60602



Doc#: 0427527036 Eugene "Gene" Moore Fee: \$28.00

Cook County Recorder of Deeds
Date: 10/01/2004 11:32 AM Pg: 1 of 3

ABOVE SPACE FOR RECORDER'S USE ONLY

WARRANTY DEED

UNOFFICIAL COPY

The Grantor, 437 North Ave, LLC, of 1525 W. Homer, Suite 302, Chicago, County of Cook, State of Illinois for and in consideration of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration receipt of which is hereby acknowledged in hand paid, conveys and warrants to Kathleen A. VAL(HUK of 1360 N Sandburg#406C, Chicago, ILLinois, 60610the following described real estate situated in the County of Cook in the State of Illinois, to wit:

[See A tached Exhibit A]

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): see at whehed

Address(es) of Real Estate: 437 WEST NORTH AVE UNIT 505&p-13

Chikago, Il 60610

City of Chicago
Dept. of Revenue (353317

09/22/2004 14:24 Batch 143/17 5

Real Estate
Transfer Stamp
\$1,848.75

Dated this 08 day of Sep , 200%

GRANTOR:

437 North Ave, LLC

By: Sedgwick Properties Development Corp., its

Manager

By: F. Martin Paris, Jr., President

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UNOFFICIAL COPY

STATE OF ILLINOIS)

OUNTY OF COOK)

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HERBY CERTIFY that F. Martin Paris personally known to me to be the President of Sedgwick Properties Development Corporation, the Manager of 437 North Ave, LLC an Illinois limited liability company, and 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 as such President, he signed and delivered the said instrument pursuant to authority given by the Board of Directors of said corporation as his free and voluntary act and as the free and voluntary act and deet of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this Of day of September, 20 00

ROSA AVILA NOTARY PUBLIC, STATE OF ILLING

Notary Public

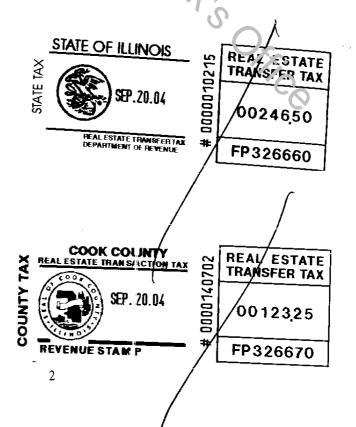
Commission expires _______, 26

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Kathleen Valchuk 437 W. North Ave, Unit 505 Chicago, Illinois 30610

30608/Closing-docs/Valchuk/Warranty-Deed



0427527036 Page: 3 of 3

UNOFFICIAL COPY

UNIT 505 & P-13 IN THE 437 NORTH AVE CONDOMINIUM AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

ALL OF LOTS 21, 22 AND 23 AND THE EAST 18 7/12 FEET OF LOT 24 IN BLOCK 2 IN SKINNER'S SUBDIVISION OF BLOCKS 2 AND 3 AND THE WEST 33 FEET OF BLOCK 1 IN STATE BANK OF ILLINOIS SUBDIVISION OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT C TO THE DECLARATION OF CONDOMINIUM RECORDED 08/31/04 AS DOCUMENT NUMBER 0424445031, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

GRANTOR ALSO PEREBY 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 BEN'EF'T 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 Sounty Clark's Office

TAXID#17-04-110-007-0000

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