

# UNOFFICIAL COPY

## WARRANTY DEED



Mail To:

Doc#: 0428029210  
Eugene "Gene" Moore Fee: \$26.00  
Cook County Recorder of Deeds  
Date: 10/06/2004 11:12 AM Pg: 1 of 2

ST 5064418 gm no alert 10/2

### THE GRANTOR, 1414 W. Chestnut Corp., an

Illinois Corp., of the County of Cook, 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 to, Marshall Kravitz and Constance Kravitz, not as tenants in common or joint tenants, but as Tenants by the Entirety, the following described real estate situated in the County of Cook, State of Illinois, to wit:

LEGAL DESCRIPTION: (See Attached)

PROPERTY ADDRESS: 1414 W. Chestnut, Unit 1, Chicago, Illinois, subject to: general real estate taxes for the year 2003 and subsequent years; building lines and use or occupancy restrictions, covenants and conditions of record; zoning laws and ordinances; easements for public utilities; acts of the Grantee; and hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

Dated: September 1, 2004

LEVS NAKONECHNY - President and Secretary

CTIC

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 LEVS NAKONECHNY President and Secretary of 1414 W. Chestnut Corp., is personally known to me to be the same person whose name he subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes there in set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 1 day of September, 2004

My commission expires: 5.4.08

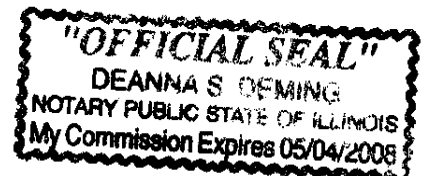
Notary Public

Permanent Index Number: 17-05-319-094-0000

Grantees Address: 1414 W. Chestnut, Unit 1, Chicago, Illinois

Mail subsequent tax bills to: 1414 W. CHESTNUT #1  
CHICAGO IL 60622

Prepared by: Ira T. Kaufman, 1155 N. Milwaukee Ave., Riverwoods, Illinois 60015



BOX 333

# UNOFFICIAL COPY

STREET ADDRESS: 1414 W. CHESTNUT., UNIT 2  
CITY: CHICAGO COUNTY: COOK  
TAX NUMBER: 17-05-319-094-0000

**LEGAL DESCRIPTION:**

PARCEL 1: UNIT NO. 1 IN THE 1414 W. CHESTNUT CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 46 IN THE SOUTH 1/2 OF BLOCK 22 IN THE CANAL TRUSTEES SUBDIVISION IN THE WEST 1/2 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION RECORDED AS DOCUMENT NUMBER 0421734091 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 1: THE EXCLUSIVE RIGHT OF THE USE OF 2, A LIMITED COMMON ELEMENT AS DELIENATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT 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 LAND 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, IF ANY, OF UNIT(S) 1 HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL."

STATE OF ILLINOIS  
STATE TAX  
SEP 25.04  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

|                          |
|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 0046300                  |
| FP 102808                |

# 0000077911

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
SEP.25.04  
REVENUE STAMP

|                          |
|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 0023150                  |
| FP 102802                |

# 0000078119

CITY OF CHICAGO  
CITY TAX  
SEP.25.04  
REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

|                          |
|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 0347250                  |
| FP 102805                |

# 0000016004