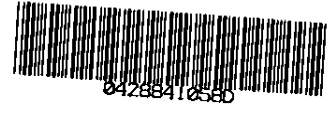


UNOFFICIAL COPY

6



Doc#: 0428841058
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 10/14/2004 10:15 AM Pg: 1 of 3

WARRANTY DEED
ILLINOIS STATUTORY
(CORPORATION TO INDIVIDUAL)

2053868
MTC MMN
10 full

M.G.R. TITLE

THE GRANTOR, **TIME PROPERTIES, 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, 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 Directors of said corporation, CONVEYS AND WARRANTS to _____

GREG O'LEARY

the following 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

Address of Real Estate:

UNIT(S) 4N
1132 NORTH MILWAUKEE AVENUE
CHICAGO, ILLINOIS 60647

Permanent Real Estate Index Number: 17-05-301-046-0000

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President this 14th day of July, 2004.

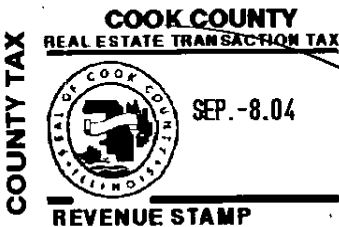
City of Chicago
Dept. of Revenue
355742
10/13/2004 14:07 Batch 06260 86



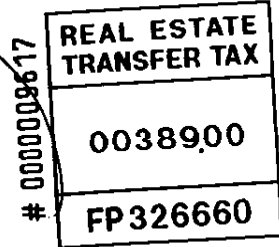
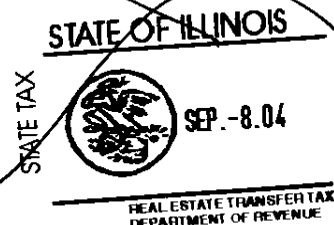
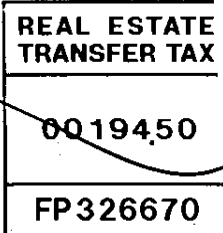
Real Estate
Transfer Stamp
\$2,917.50

TIME PROPERTIES, INC.,
an Illinois corporation

BY: [Signature]
its President



0000139444

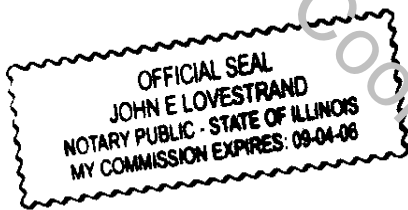


UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that Krzysztof Karbowski, personally known to me to be the President of TIME PROPERTIES, INC., an Illinois 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 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 deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 14th day of July, 2004.



John E. Lovestrand

NOTARY PUBLIC

Prepared By:

John E. Lovestrand
PALMISANO & LOVESTRAND
79 West Monroe, Suite 826
Chicago, Illinois 60603

Mail To:

John P. Cooney
10426 W. 163rd Place
Orland Park, IL 60467

Name and Address of Taxpayer:

GREG O'LEARY
1132 N. Milwaukee Ave.
Unit 4N
Chicago, Illinois 60622

UNOFFICIAL COPY

EXHIBIT "A"

Parcel 1:

Unit 4N in the **1132 N. MILWAUKEE CONDOMINIUMS** as delineated on a survey of the following described real estate:

Lots 9 and 10 in Block 2 in Page Brothers Subdivision of Block 15 and the Northwesternly ½ of Block 18 in the Canal Trustees Subdivision of Section 5, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois,

which survey is attached to the Declaration of Condominium recorded as Document No. **0411431084** together with an undivided percentage interest in the Common Elements.

Parcel 2:

The exclusive right to use Parking Space G - 4, a limited common element as delineated on the survey attached to the aforementioned Declaration of Condominium.

P..I. N. **17-05-301-046-0000**

ADDRESS: 1132-34 NORTH MILWAUKEE AVENUE, CHICAGO, IL 60622

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 EITHER: EXERCISED; OR WAIVED; OR LET EXPIRE; ITS RIGHT OF FIRST REFUSAL.

SUBJECT TO: (1) general real estate taxes not due and payable at the time of closing; (2) the Act and Code; (3) the Condominium Documents, including all amendments and exhibits thereto; (4) applicable zoning and building laws and ordinances; (5) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (6) utility easements, if any, whether recorded or unrecorded; (7) covenants, conditions, restrictions, encroachments and easements of record.