

# UNOFFICIAL COPY Deed

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THE GRANTOR, ILLINOIS FRONTIERA PROPERTIES, INC., an Illinois corporation, incorporated 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 (\$10.00) Dollars, and other good and valuable consideration in hand paid, **CONVEYS AND WARRANTS** to **PHILLIP ELKINS**, whose address is 1618 W. Edgewater, Chicago, Illinois, the following described Real Estate situated in the County of Cook and the State of Illinois, to wit:



Doc#: 0428933143  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 10/15/2004 10:55 AM Pg: 1 of 3

(See legal description on reverse side)

Permanent Real Estate Index Number: 14-05-108-010-0000

Address of Real Estate: Unit 1531-2S, 1527-31 West Rosemont, Chicago, Illinois 60660

In Witness Whereof, said Grantor has caused its name to be signed to these presents on this 30 day of September, 2004.

ILLINOIS FRONTIERA PROPERTIES, INC., an Illinois corporation

By: [Signature]  
Its: President

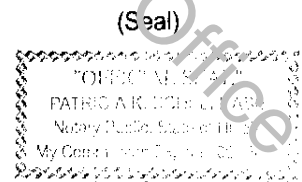
STATE OF ILLINOIS )  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that Michael Bauerfreund, personally known to me to be the President of Illinois Frontiera Properties, Inc., an Illinois corporation, 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 severally acknowledged that as such President he signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right to homestead.

[Signature]  
Notary Public

Given under my hand and official seal, this 30 day of September, 2004.

After recording, return to:  
Aaron Spivack  
811 West Superior  
Chicago, Illinois 60622




Send subsequent tax bills to:  
Phillip Elkins  
1531-2S West Rosemont  
Chicago, Illinois 60660

This Deed has been prepared by DAVID L. GOLDSTEIN & ASSOCIATES, 35 E. Wacker, Suite 1750, Chicago, Illinois 60601


Box 334 CTT

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Property of Cook County Clerk's Office

STATE OF ILLINOIS  
 STATE TAX  
  
 OCT. 14.04  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE

# 0000079366  
 REAL ESTATE TRANSFER TAX  
 0018900  
 FP 102808

COOK COUNTY  
 REAL ESTATE TRANSACTION TAX  
 COUNTY TAX  
  
 OCT. 14.04  
 REVENUE STAMP

# 0000079574  
 REAL ESTATE TRANSFER TAX  
 0009450  
 FP 102802

CITY OF CHICAGO  
 CITY TAX  
  
 OCT. 14.04  
 REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE

# 0000016802  
 REAL ESTATE TRANSFER TAX  
 0141750  
 FP 102805

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LEGAL DESCRIPTION for the property commonly known as Unit 1531-2S, 1527-31 West Rosemont, Chicago, Illinois:

PARCEL 1: UNIT 1531-2S IN THE ROSEMONT PLACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND: LOT 108 IN EDGEWATER PARK, IN THE NORTHWEST \_ OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0424645118 TOGETHER WITH IT'S UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE USE OF STORAGE SPACE S-4, A LIMITED COMMON ELEMENT AS SET FORTH AND DEFINED IN THE SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT NUMBER 0424645118.

"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; 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 the unit has waived or failed to exercise its right of first refusal."

Property of Cook County Clerk's Office