

UNOFFICIAL COPY

MTZ 2055373/PK



WARRANTY DEED
CORPORATION GRANTOR

Doc#: 0430341088
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 10/29/2004 11:03 AM Pg: 1 of 3

The Grantors, BOARDWALK PROPERTIES, INC., an Illinois corporation and KNOCK ENTERPRISES, INC., an Illinois 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

and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, and pursuant to the authority given by the Board of Directors of said corporation, CONVEY and WARRANT to D. WESLEY KREBES of 345 N. LaSalle, #3306, Chicago, IL 60610, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

M.G.R. TITLE

SEE ATTACHED LEGAL DESCRIPTION RIDER FOR DEED

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed by these presents by its President and attested by its President, this 3th day of August 2004.

PIN: 17-17-326-048

COMMONLY KNOWN AS: 1302 W. FILLMORE, UNIT 4, CHICAGO, IL 60607

BOARDWALK PROPERTIES, INC.
an Illinois corporation

KNOCK ENTERPRISES, INC.,
an Illinois corporation

By:


HOWARD GOULD, PRES.

By:


JOHN GANLEY, PRES.

This Instrument Prepared By:

HAL A. LIPSHUTZ
1120 W. Belmont Ave.
Chicago, IL 60657-3313

City of Chicago

Dept. of Revenue

357228

10/28/2004 10:38 Batch 11892 41



Real Estate

Transfer Stamp

\$2,340.00

UNOFFICIAL COPY**LEGAL DESCRIPTION RIDER FOR DEED**

PARCEL 1: UNIT 4 IN THE 1302 W. FILLMORE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 47 IN BLOCK 1 IN THE SUBDIVISION OF OUTLOT 47 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST ½ AND THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 17, 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 0421845152, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NO. P-4, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0421845152.

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

THIS DEED IS FURTHER SUBJECT TO: (a) general real estate taxes not due and payable at the time of Closing; (b) applicable zoning, building laws and ordinances; (c) the limitations and conditions imposed by the Act; (d) the limitations and conditions imposed by the Municipal Code of Chicago; (e) the Condominium Documents including all amendments and exhibits thereto; (f) covenants, conditions, declarations, restrictions and building lines of record; (g) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (h) encroachments, if any, as shown on the Plat of Survey to be attached as Exhibit "D" to the Declaration; (i) public utility easements; (j) installments due after Closing for assessments levied pursuant to the Declaration; (k) private easements; and (l) matters over which the title company has agreed to insure.

GRANTOR CERTIFIES THAT NOTICE OF INTENT AS REQUIRED BY SECTION 30 OF THE ILLINOIS CONDOMINIUM PROPERTY ACT WAS NOT SERVED AS THERE WERE NO TENANTS AT THE PROPERTY.

PIN: 17-17-326-048

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