

UNOFFICIAL COPY

**WARRANTY DEED
STATUTORY, ILLINOIS
(Limited Partnership to Individual)
THE GRANTOR,
NORWOOD COURT,
LIMITED PARTNERSHIP,
an Illinois
Limited Partnership,
For and in consideration of
TEN DOLLARS (\$10.00),
In hand paid,
CONVEYS and WARRANTS to**



Doc#: 0430746019
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 11/02/2004 07:42 AM Pg: 1 of 4

DONALD G. HELMS AND SYLVIA M. HELMS, not as Joint Tenants, not as Tenants in Common, but as Tenants by the Entirety.

The following described real estate situated in the County of COOK in the State of Illinois, to wit;

LEGAL DESCRIPTION IS ATTACHED

Hereby releasing and waiving all rights under and by virtue of the Homestead exemption Laws of the State of Illinois not as Joint Tenants, not as Tenants in Common, but as Tenants by the Entirety.

PERMANENT REAL ESTATE INDEX NUMBER: 13-18-403-011-0000
13-18-403-012-0000
13-18-403-013-0000
13-18-403-014-0000

ADDRESS OF REAL ESTATE: 6635 WEST NORWOOD COURT
UNIT 405
HARWOOD HEIGHTS, IL 60706

There was no tenant of the above unit to waive any right of first refusal
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, 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 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.

**MAIL TO:
DONALD G. HELMS
SYLVIA M. HELMS
6635 W. NORWOOD COURT #405
HARWOOD HEIGHTS 60706**

**SEND TAX BILLS TO:
DONALD G. HELMS
SYLVIA M. HELMS
6635 W. NORWOOD COURT #405
HARWOOD HEIGHTS, ILLINOIS 60706**

PREPARED BY: KOLPAK AND LERNER, 6767 N. MILWAUKEE AVE., SUITE 202
NILES, IL 60714

Handwritten mark resembling a stylized 'H' or '4' with a diagonal slash.


TICOR TITLE
393154

BOX 15

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STATE TAX

STATE OF ILLINOIS



OCT. 29. 04


COOK COUNTY

9707000000

REAL ESTATE TRANSFER TAX
00357.00
FP35 1010

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



OCT. 29. 04

REVENUE STAMP

0000002853

REAL ESTATE TRANSFER TAX
00178.50
FP35 1019

Property of Cook County Clerk's Office

UNOFFICIAL COPY**LEGAL DESCRIPTION****PARCEL 1**

UNIT 405 IN THE GREENS OF RIDGEMOOR CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 3, 4, 5 AND 6 IN BLOCK 1 IN VOLK BROTHERS MONTROSE AND OAK PARK AVENUE SUBDIVISION BEING A SUBDIVISION OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE LYING EAST OF THE WEST 2,329.4 FEET (EXCEPT PARTS THEREOF CONVEYED TO CHICAGO TERMINAL TRANSFER RAILROAD COMPANY BY WARRANTY DEED RECORDED MAY 16, 1898 AS DOCUMENT 2686698 IN BOOK 6186, PAGE 303) IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER **0418110022**, AS MAY BE AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE OF PARKING SPACE **P13** AND STORAGE SPACE **S13** AS LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER **0418110022**, AS MAY BE AMENDED FROM TIME TO TIME.

SUBJECT TO: GENERAL REAL ESTATE TAXES FOR 2003 AND SUBSEQUENT YEARS; PRIVATE, PUBLIC AND UTILITY EASEMENTS; APPLICABLE ZONING AND BUILDING LAWS OR ORDINANCES; ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND RESERVATIONS CONTAINED IN THE DECLARATION, AS AMENDED FROM TIME TO TIME, AND A RESERVATION BY THE GRANTOR TO ITSELF AND ITS SUCCESSORS AND ASSIGNS, FOR THE BENEFIT OF ALL UNIT OWNERS AT THE CONDOMINIUM, OF THE RIGHTS AND EASEMENTS SET FORTH IN THE DECLARATION AS AMENDED FROM TIME TO TIME; PROVISIONS OF THE CONDOMINIUM PROPERTY ACT OF THE STATE OF ILLINOIS AS AMENDED FROM TIME TO TIME; SUCH OTHER MATTERS AS TO WHICH THE TITLE INSURER COMMITS TO INSURE BUYER AGAINST LOSS OR DAMAGE; ACTS OF BUYER; ENCROACHMENTS; COVENANTS, CONDITIONS, RESTRICTIONS, PERMITS, EASEMENTS AND AGREEMENTS OF RECORD AS AMENDED FROM TIME TO TIME.

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 AFORESAID, AS AMENDED FROM TIME TO TIME, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME, 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, AS AMENDED FROM TIME TO TIME, THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

THERE WAS NO TENANT OF THE AFORESAID UNIT TO WAIVE OR EXERCISE A RIGHT OF FIRST REFUSAL.

Commonly known as:

6635 W. NORWOOD COURT
HARWOOD HEIGHTS, ILLINOIS 60706

P.I.N. (S):

13-18-403-011; -012; -013; AND -014

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In Witness Whereof, said Grantor has caused its name to be signed to these presents by its duly authorized General Partner, this 29th day of June, 2004.

NORWOOD COURT LIMITED PARTNERSHIP,

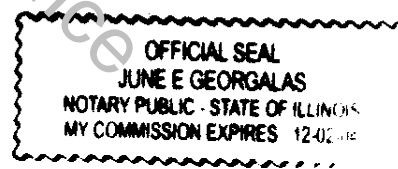
BY: John R. Thomas, PRESIDENT
John R. Thomas, President, Newport Builders, Inc.,
General Partner

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that John R. Thomas, President of Newport Builders, Inc., General Partner of the Norwood Court Limited Partnership is personally known to me to be the same person whose name is subscribed to the foregoing instrument on behalf of such partnership, and has signed and delivered the said instrument as his own free and voluntary act and the free and voluntary act of said partnership, for the uses and purposes therein set forth.

GIVEN under my hand and seal this 29th day of June, 2004..

June E. Georgalas
Notary Public



VILLAGE OF HARWOOD HEIGHTS

SEP 7 '04
297-2114
721727 REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE
3570.00