

UNOFFICIAL COPY

WARRANTY DEED Statutory (Illinois) (Corporation to Individual)



Doc#: 0432720142
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 11/22/2004 12:35 PM Pg: 1 of 3

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Above Space for Recorder's use only

THE GRANTOR
MC GINTY DEVELOPMENT, 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 the sum of TEN and no/100 (\$10.00) TEN DOLLARS, and other good and valuable considerations _____ in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to (GRANTEE) THOMAS G. GRIFFIN (ADDRESS) 5172 West Alexander, Oak Lawn, IL 50453

the following described Real Estate situated in the County of Cook in State of Illinois, to wit:

(SEE ATTACHED)

P.N.T.N.

3
TP

Permanent Real Estate Index Number(s): 28-03-415-012 PIQ+OP

Address(es) of Real Estate: 14145 South Kedvale Avenue, Crestwood, IL 60445

SUBJECT TO: covenants, conditions and restrictions of record,

Document No.(s) _____; _____; and to General Taxes for 2003 and subsequent years.

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, and attested by its _____ Secretary, this 16 day of September, 2004.

MCGINTY DEVELOPMENT, INC.

Impress
Corporate Seal
Here

By: [Signature] (Name of Corporation)
President
Attest: [Signature]
Secretary

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WARRANTY DEED
Corporation to Individual

TO

Property of Cook County Clerk's Office

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Patrick Mc Ginty personally known to me to be the President of the McGinty Development, Inc. corporation, and Sean Mc Ginty personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day and severally acknowledged that as such Patrick Mc Ginty President and Sean Mc Ginty Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

OFFICIAL SEAL
 PATRICIA MURDOCH
 NOTARY PUBLIC - STATE OF ILLINOIS
 MY COMMISSION EXPIRES: 10/10/07

IMPRESS
 NOTARIAL SEAL
 HERE

Given under my hand and official seal, this 16 day of September 2004
 Commission expires 19 Patricia Murdoch
 NOTARY PUBLIC

This instrument was prepared by William C. Dowd, 7480 West College Drive Suite 103, Palos Heights, IL 60463
 (Name and Address)

MAIL TO: {
JOSEPH A. OLSEWKA, JR
 (Name)
6900 MAIN #204
 (Address)
POWERS GROVE IL. 60516
 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
THOMAS G. GRIFFIN
 (Name)
14145 KEDVALE
 (Address)
CRESTWOOD IL. 60445
 (City, State and Zip)

RECORDER'S OFFICE BOX NO. _____

OR

UNOFFICIAL COPY**Legal Description**

Unit 14145 in Lot 3 in Crestwood Oak Estates Resubdivision, together with its undivided percentage interest in the common elements in the Crestwood Oak Estates Townhome Condominiums, as delineated and defined in the Declaration recorded May 17, 2001, as Document No. 001417706 and as amended from time to time, of certain lots in Crestwood Oak Estates Resubdivision in the Southeast quarter of Section 3, Township 36 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

The Deed to the subject unit must contain the following language: Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described in Schedule A, 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 land described therein.

This Deed is subject to all rights, easements, covenants, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

The Deed is conveyed on the conditional limitation that the percentage of ownership of said grantees in the common elements shall be divested pro tanto and vest in the grantees of the other units in accordance with the terms of said Declaration and any amended Declarations recorded pursuant thereto, and the right of revocation is hereby reserved to the grantor herein to accomplish this result. The acceptance of this conveyance by the grantees shall be deemed an agreement within the contemplation of the Condominium Property Act of the State of Illinois to a shifting of the common elements pursuant to said Declaration and to all the other terms of said Declaration, which is hereby incorporated herein by reference thereto, and to all the terms of each amended Declaration recorded pursuant thereto.

