

29

UNOFFICIAL COPY



Chicago Title Insurance Company  
**WARRANTY DEED**  
**ILLINOIS STATUTORY**  
(Corporation to Individual)



Doc#: 0432941057  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 11/24/2004 10:04 AM Pg: 1 of 3

*2053328717*

PROPERTY OF COOK COUNTY CLERK'S OFFICE

**THE GRANTOR**, 1533 N. Western, 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, **CONVEY(S)** and **WARRANT(S)** to Derek Wesolowski

(GRANTEE'S ADDRESS) 2339 North Wayne, Chicago, Illinois 60614

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

**SUBJECT TO:**

Permanent Real Estate Index Number(s): 17-06-100-012-0000, 17-06-100-013-0000  
Address(es) of Real Estate: 1533 North Western Avenue, Unit 3, Chicago, Illinois 60622

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Member/Manager, and attested by its Attorney this 19th day of April, 2004.

1533 N. Western, Inc.

By   
George Bahramis  
Member/Manager

City of Chicago  
Dept. of Revenue  
360032  
11/23/2004 10:25 Batch 11810 41

Real Estate  
Transfer Stamp  
\$2,167.50



Attest   
Michelle A. Laiss  
Attorney

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000145900	REAL ESTATE TRANSFER TAX
	NOV. 23.04		00144.50
	REVENUE STAMP		FP326670

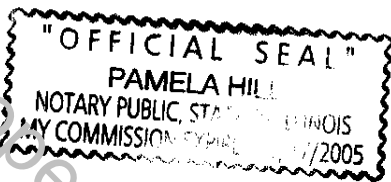
STATE TAX	STATE OF ILLINOIS	# 000012476	REAL ESTATE TRANSFER TAX
	NOV. 23.04		00289.00
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP326660

**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 George Bahramis, personally known to me to be the Member/Manager of the 1533 N. Western, Inc., and Michelle A. Laiss, personally known to me to be the Attorney of said corporation, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such George Bahramis and Member/Manager 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.

Given under my hand and official seal, this 16<sup>th</sup> day of April 2004



Pamela Hill (Notary Public)

EXEMPT UNDER PROVISIONS OF PARAGRAPH  
SECTION 31 - 45,  
REAL ESTATE TRANSFER TAX LAW  
DATE: \_\_\_\_\_

\_\_\_\_\_  
Signature of Buyer, Seller or Representative

**Prepared By:** Michelle A. Laiss  
1530 West Fullerton  
Chicago, Illinois 60614

**Mail To:**  
Derek Wesolowski  
2339 North Wayne  
Chicago, Illinois 60614

**Name & Address of Taxpayer:**  
Derek Wesolowski  
2339 North Wayne  
Chicago, Illinois 60614

Property of Cook County Clerk's Office

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## LEGAL DESCRIPTION

### PARCEL 1:

UNIT 3 IN 1533 NORTH WESTERN AVENUE CONDOMINIUM, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 16 AND THE SOUTH 3 FEET OF THE EAST 20 FEET OF LOT 15 (EXCEPTING THAT PART LYING WEST OF A LINE 50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION 6) IN H. B. BORGUE'S SUBDIVISION OF BLOCK 4 IN WATSON, TOWER AND DAVIS' SUBDIVISION OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 6, 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 0410719186, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

### PARCEL 2:

EXCLUSIVE RIGHT TO USE PARKING SPACE P-3 AND REAR BALCONY AS ASSIGNED TO UNIT 3, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0410719186.

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.

P.I.N. 17-06-100-012-0000 AND 17-06-100-013-0000

1533 North Western Avenue, Unit 3, Chicago, Illinois 60622