

UNOFFICIAL COPY

**Warranty Deed
Statutory (ILLINOIS)
(Corporation to Individual)**



Doc#: 0434520106
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 12/10/2004 12:24 PM Pg: 1 of 3

THE GRANTOR

Above Space for Recorder's use only

KENMORE DEVELOPMENT, LTD., 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 (\$10) TEN DOLLARS, in hand paid, and pursuant to authority given by the Board of directors of said corporation, **CONVEYS** and **WARRANTS** to, **JOY ROSSOW, 3729 W. Columbia, Lincolnwood, IL 60712**, the following described Real Estate situated in the County of in the State of Illinois, to wit:

UNIT NO. 2642-301 AND PARKING SPACE P-9 IN FOSTER COURT CONDOMINIUM , AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

PARCEL 1: LOTS 294 AND 295 (EXCEPT THE NORTH 25.31 FEET THEREOF) IN WILLIAM H. BRITTIGAN'S BUDLONG WOODS, GOLF COURSE ADDITION BEING A SUBDIVISION OF THE SOUTH ½ OF THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3: THE NORTH 25.31 FEET OF LOTS 294, 295, 296 AND 297 IN WILLIAM H. BRITTIGAN'S BUDLONG WOODS, GOLF COURSE ADDITION BEING A SUBDIVISION OF THE SOUTH ½ OF THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 14, 2004 AS DOCUMENT NUMBER 0425827045, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

P.N.T.N.

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 land described therein.

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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 tenant has no right of first refusal.

Permanent Index Numbers: 13-12-231-022-0000; 13-12-231-023-0000
13-12-231-024-0000; 13-12-231-025-0000

Address of Real Estate: **2636-2646 W. FOSTER, UNIT 2642-301 and PARKING SPACE P-9, CHICAGO, IL 60625**

SUBJECT TO: covenants, conditions, and restrictions of record 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 1st day of November, 2004.

KENMORE DEVELOPMENT, LTD.


By *[Signature]*
BYRAM BOGOJEL, President

Attest: *[Signature]*
JUDITH ANNE GLEASON, Secretary

REAL ESTATE TRANSFER TAX
01316.25
FP 103026

0000003215 #

STATE OF ILLINOIS




DEC.-2.04

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
00175.50
FP 103021

000007144

CITY OF CHICAGO




DEC.-2.04

REAL ESTATE TRANSACTION TAX
REAR TAXES & CHARGES

CITY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX



DEC.-2.04

REVENUE STAMP

REAL ESTATE TRANSFER TAX
00087.75
FP 103025

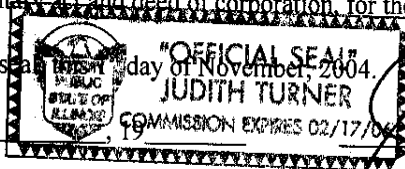
000007152

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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 AVRAM BOGOJEL is personally known to me to be President of the corporation, and JUDITH ANNE GLEASON is 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 in person, and severally acknowledged that as such President and Secretary, they signed, sealed and delivered the said instrument and caused the corporate seal of the 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 corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 15th day of November, 2004.

Commission expires _____



Judith Turner
NOTARY PUBLIC

This instrument was prepared by: Douglas G. Shreffler, 4653 N. Milwaukee Ave., Chicago, Illinois 60630

MAIL TO:

Earl M. Kachayanos
5617 W. Dempster
Morton Grove, IL
60053

SEND SUBSEQUENT TAX BILLS TO:

JOY ROSSOW
2642 W. FOSTER
UNIT 301
CHICAGO, IL 60625

OR

Recorder's Office Box No. _____

Property of Cook County Clerk's Office