



Chicago Title Insurance Company

WARRANTY DEED  
ILLINOIS STATUTORY  
(Corporation to Individual)



04355351670

Doc#: 0435535167  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 12/20/2004 09:37 AM Pg: 1 of 3

10E2

29/23/48

CR5501907

THE GRANTOR, Near North Properties-Chicago, 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 Erica Qualls and Jacob Qualls, III, husband and wife, not as joint tenants or tenants in common but as tenants by the entirety,

(GRANTEE'S ADDRESS) 415 Elizabeth Street, Cincinnati, Ohio 45203

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

See Exhibit 'A' attached hereto and made a part hereof

**SUBJECT TO:** (i) general real estate taxes not yet due; (ii) covenants, conditions, and restrictions of record, including the Declaration of Covenants, Conditions, Restrictions and By-Laws for the Condominium Association, as amended from time to time; (iii) any utility easements of record; (iv) zoning and building laws and ordinances; (v) party walls, if any; (vi) roads and highways, if any; (vii) acts done or suffered by Purchaser, and (viii) Seller's right to enter the Condominium to complete construction; none other.

TO HAVE AND TO HOLD said premises as husband and wife, not as joint tenants or tenants in common but as tenants by the entirety forever.

Permanent Real Estate Index Number(s): 20-02-309-018-0000  
Address(es) of Real Estate: 4434 S. University Avenue, Unit 3S, Chicago, Illinois 60653

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 President, and attested by its \_\_\_\_\_ this 24th day of November, 2004.

Near North Properties-Chicago, Inc.

By Maria J. Whipple  
Maria J. Whipple  
President

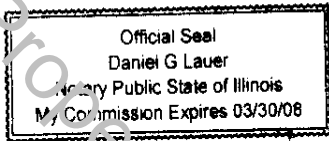
Box 333

# UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF Cook ss.

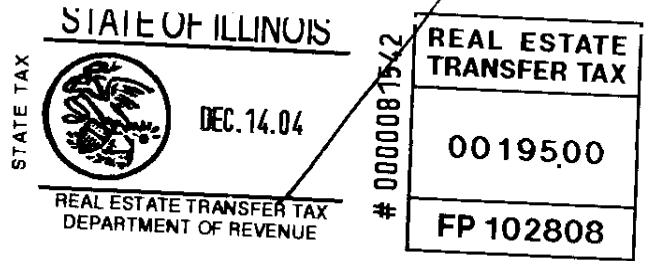
I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Maria J. Whipple, personally known to me to be the President of the Near North Properties-Chicago, Inc., personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person acknowledged that as such Maria J. Whipple and President he 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 24<sup>th</sup> day of November, 2004

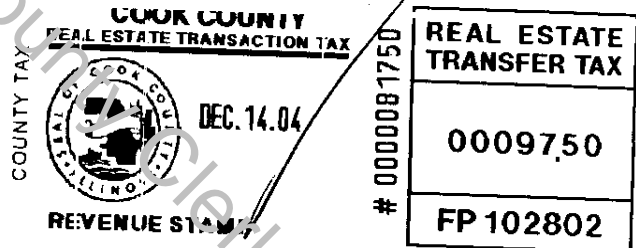


(Notary Public)

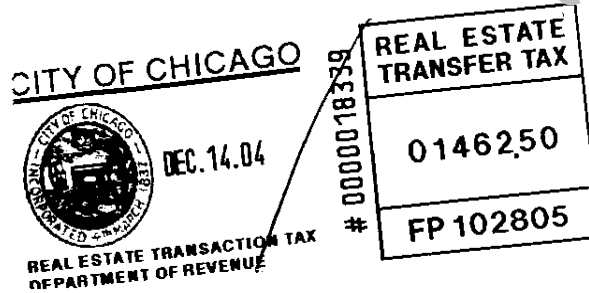
**Prepared By:** Daniel G. Lauer  
1424 W. Division Street  
Chicago, Illinois 60622



**Mail To:**  
Dennis R. O'Neill, P.C.  
5487 North Milwaukee Avenue  
Chicago, Illinois 60630



**Name & Address of Taxpayer:**  
Erica N. Qualls and Jacob E. Qualls, III  
4434 S. University Avenue, Unit 3S  
Chicago, Illinois 60653



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## EXHIBIT 'A'

### Legal Description

**PARCEL 1:**

UNIT 3S IN THE 4434 SOUTH UNIVERSITY CONDOMINIUM AS DELINEATED ON A SURVY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 17 IN GREENWOOD PARK SUBDIVISION, A SUBDIVISION OF BLOCK 4 IN THE SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0426834147; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

THE EXCLUSIVE RIGHT TO THE USE OF S-3, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0426834147.

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.

Property of Cook County Clerk's Office