

Doc#: 0435641018
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 12/21/2004 09:52 AM Pg: 1 of 3

THIS AGREEMENT, made this 14th day of December, 2004, between 4651 Rockwell Building Corp., 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, GRANTOR, and Jason Taylor, and RACHEL A. GARSON, 3448 N. Ashland, Unit 3s, Chicago, Illinois 60657

GRANTEE, WITNESSETH, that the GRANTOR, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) in hand paid by the GRANTEE, the receipt whereof is hereby acknowledged, and pursuant to the authority of the Board of Directors of said corporation, by these presents does CONVEY AND WARRANT unto the party of the GRANTEE, and to his heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows to wit:

Above Space for Recorder's Use Only

See attached legal description.

M.G.P. TITLE

4663 N. Rockwell Street/2555 W. Leland, Unit 306; 018, Chicago, Illinois

PIN: 13-13-210-001-0000; 13-13-210-002-0000; 13-13-210-003-0000

SUBJECT TO: (1) real estate taxes not yet due and payable; ~~(2) social taxes or assessments for improvements not yet completed & other assessments or install. by its thereof not due & payable at the time of closing;~~ (3) applicable zoning, planned unit development, and building laws or ordinances; (4) encroachments, utility easements and agreements, covenants, conditions, restrictions, public and private easements and agreements of record, provided none of the foregoing materially adversely affect Grantees's quiet use and enjoyment of the Premises as a residential condominium; (5) the Declaration of Condominium for Rockwell Crossing Condominiums and all exhibits and amendments thereto; (6) provisions of the Condominium Property Act of Illinois; (7) acts done or suffered by Grantee, or anyone claiming, by, through or under Grantee; and (8) liens & other matters as to which the Title Insurer commits to insure Grantee against loss or damage.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed and has caused its name to be signed to these presents by its President the day and year first above written.

4651 Rockwell Building Corp.
an Illinois Corporation

BY: Richard Wexner, President

City of Chicago
Dept. of Revenue
363019



Real Estate
Transfer Stamp
\$3,037.50

UNOFFICIAL COPY

State of Illinois)
) ss
County of Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Richard Wexner., as to the President of 4651 Rockwell Building Corp., Inc., and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such President he signed and delivered the said instrument, pursuant to authority, given by the Board of Directors of said corporation as his 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 15th day of December, 2004.



Susan L. Heath

Notary Public

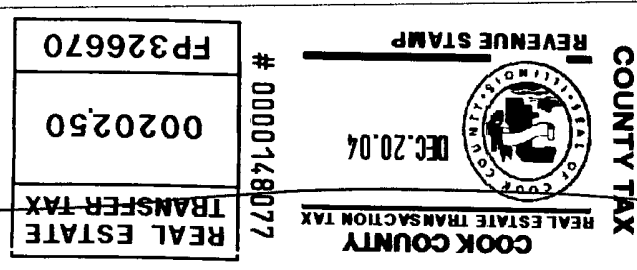
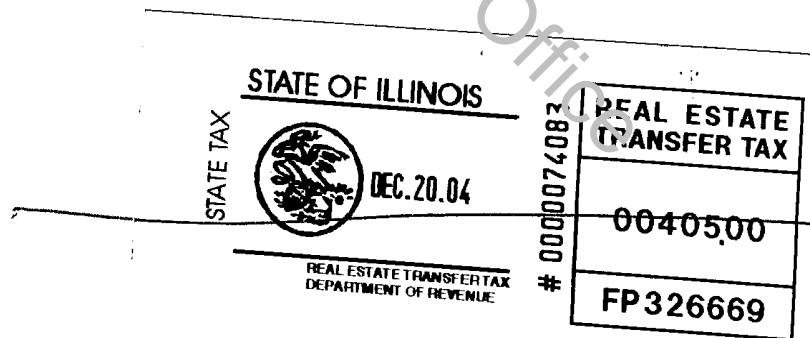
This Instrument was prepared by Brown, Udell & Pomerantz, 1332 N. Halsted Street, Ste. 100, Chicago, IL.

Mail to:

Marc Weinstein
4415 W. Harrison Street
Suite 234
Hillside, IL 60162

Send subsequent tax bills to:

Jason Taylor
4663 N. Rockwell/2555 W. Leland
Unit 306
Chicago, IL 60625



UNOFFICIAL COPY

Legal Description

PARCEL 1:

UNIT 306 AND PARKING UNIT GU-8 IN THE ROCKWELL CROSSING CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 1, 2, 3 AND 4 IN BLOCK 5 IN THE RESUBDIVISION OF LOTS 17, 18, 19 AND 20 AND VACATED ALLEY SOUTH AND ADJOINING LOTS 17 THROUGH 20 IN BLOCK 5 IN THE NORTHWEST LAND ASSOCIATION OF THAT PART OF THE EAST OF THE NORTHEAST OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0410427073, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE LOCKERS S-14, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0410427073.

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.

Commonly known as 4663 N. Rockwell / 2555 W. Leland, Chicago, Illinois