

UNOFFICIAL COPY



WARRANTY DEED
ILLINOIS STATUTORY
(CORPORATION TO INDIVIDUAL)

Doc#: 0500441012
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 01/04/2005 09:55 AM Pg: 1 of 3

2054945 MTC/MPHS
1862

THE GRANTOR, **450 WESTERN AVENUE CORPORATION**, 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, CONVEYS AND WARRANTS to: BRIAN CLAPPEL AND DANIELLE PCONKA, as joint

tenants

Address: (!) 6100 Emerson, Rosemont, IL 60018

the following 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

Address of Real Estate: **UNIT(S) 504 and P-21**
450 WESTERN AVENUE
DES PLAINES, ILLINOIS

Permanent Real Estate Index Number: 09-17-100-046 (2002)
09-17-100-050-1022
09-17-100-050-1045

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 this 13 day of April, 2004.

450 WESTERN AVENUE CORPORATION
an Illinois corporation

BY: [Signature]
Its President

M.G.R. TITLE


Property of Cook County Clerk's Office

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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 William Senne, personally known to me to be the President of 450 WESTERN AVENUE CORPORATION, an Illinois corporation, 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 severally 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 13th day of April, 2004.



NOTARY PUBLIC

OFFICIAL SEAL
STEVEN E MOLTZ
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 10-19-06

REAL ESTATE TRANSFER TAX \$ 2.00 PER \$100.00
NO. 44109
CITY OF DES PLAINES


Mail To:
Stephen Surriesci
LOFTUS & LOFTUS
646 Busse Highway
Park Ridge, IL 60068


Name and Address of Taxpayer:

Brian Clapper
450 Western Ave. , Unit 504
Des Plaines, IL 60016

Prepared By:

Law Offices of
PALMISANO & LOVETRAN
79 West Monroe, Suite 826
Chicago, Illinois 60603

STATE OF ILLINOIS
STATE TAX

JAN. - 3.05
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE
00007455
REAL ESTATE TRANSFER TAX
0019200
FP326669

COOK COUNTY
REAL ESTATE TRANSACTION TAX
COUNTY TAX

JAN. - 3.05
REVENUE STAMP
0000749141
REAL ESTATE TRANSFER TAX
00096.00
FP326670

UNOFFICIAL COPY**LEGAL DESCRIPTION**

UNIT(S) 504 and P-21 IN THE BRIGHTON CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF THE NORTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AS FOLLOWS:

ON THE EAST BY THE EAST LINE OF SAID NORTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 17; ON THE SOUTH BY THE NORTHEASTERLY LINE OF MINER STREET (NORTHWEST HIGHWAY), AS SAID STREET IS NOW LOCATED; ON THE WEST BY A LINE PARALLEL WITH AND DISTANT 100 FEET WESTERLY, AS MEASURED AT RIGHT ANGLES, FROM SAID EAST LINE OF THE NORTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 17; AND ON THE NORTH BY THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 26 IN BLOCK 2 IN IRA BROWN'S ADDITION TO THE CITY OF DES PLAINES, IN COOK COUNTY, ILLINOIS.; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0021415701 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

ADDRESS: 450 WESTERN AVE., UNIT(S) 504 and P-21, DES PLAINES, IL

P.I.N: 09-17-100-046-0000 (2002)

09-17-100-050-1022 AND 09-17-100-050-1045 (2003)

SUBJECT TO: (1) GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING; (2) THE DECLARATION OF CONDOMINIUM DATED DECEMBER 20, 2002, AS DOCUMENT NUMBER 0021415701 INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO, THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN; (3) APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES; (4) ACTS DONE OR SUFFERED BY PURCHASER OR ANYONE CLAIMING BY, THROUGH OR UNDER PURCHASER; (5) UTILITY EASEMENTS, IF ANY, WHETHER RECORDED OR UNRECORDED; (6) COVENANTS, CONDITIONS, RESTRICTIONS, ENCROACHMENTS AND EASEMENTS OF RECORD.

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.

THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL.