

# UNOFFICIAL COPY

## WARRANTY DEED

This Indenture, made this  
**23rd day of December, 2004,**  
between **Rock Builders, Inc.**

an Illinois Corporation  
organized and licensed  
to transact business in  
the State of Illinois  
under and by virtue of  
the laws of the State  
of Illinois party of  
the first part, and

**Thomas F. Little**

of the second part,

WITNESSETH, that the party

of the first part, for and in consideration  
of the sum of Ten 00/100 Dollars (10.00)

and good and valuable consideration in hand paid by the  
party of the second part, the receipt whereof is hereby  
acknowledged by these presents does REMISE, RELEASE, ALIEN,  
CONVEY and WARRANT, all the following described real  
estate, situated in the County of Cook and State of  
Illinois unknown and described as follows, to wit:

### LEGAL DESCRIPTION:

#### PARCEL 1:

PROPOSED UNIT 2 IN THE 1061 NORTH MARSHFIELD CONDOMINIUM, AS DELINEATED  
ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:  
THE NORTH HALF OF LOT 15 IN THE SUBDIVISION OF BLOCK 8 IN JOHNSTON'S  
SUBDIVISION OF THE EAST HALF OF THE SOUTH EAST QUARTER OF SECTION 6,  
TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN  
COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF  
CONDOMINIUM RECORDED AS DOCUMENT NUMBER ~, TOGETHER WITH ITS UNDEVIDED  
PERCENTAGE INTESEST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY,  
ILLINOIS.

#### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-2, S-2, A LIMITED COMMON ELEMENT,  
AS DELINEATED ON A SURVEY OF THE DECLARATION AFARESAID RECORDED AS  
DOCUMENT NUMBER

Together with all and singular the hereditament and  
appurtenances thereunto belonging, or in anyway  
appertaining, and the reversion and reversions, remainder  
and remainders, rents, issues and profits thereof, and all



Doc#: 0500533080  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 01/05/2005 08:14 AM Pg: 1 of 4

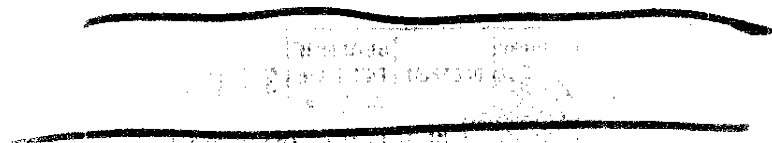
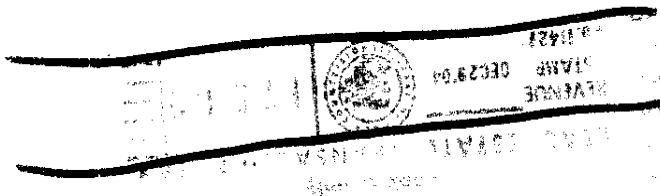
APPROVED BY [Signature]

4K9

BOX 334 CT

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the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or in equity, of, in and to the above described premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

- (a) General real estate taxes not yet due and for subsequent years not yet due.
- (b) Easements, covenants, restrictions, agreements, conditions, and building lines of record and party wall rights.
- (c) The Declaration for the 1061 North Marshfield Condominium, including matters relating to the 1061 North Marshfield Condominium (the Declaration"): including all Exhibits thereto, as amended from time to time;
- (d) The Illinois Condominium Property Act;
- (e) The Plat of Survey attached as Exhibit "D" to the Declaration aforesaid;
- (f) Applicable Zoning and Building Laws and Ordinances;
- (g) Public utility easements, if any;
- (h) Grantee's Mortgage, if any;
- (i) Acts done or suffered by Grantee, or anyone claiming under the Grantee.

Permanent Real Estate Index Number(s): **17-06-412-011-0000**

Address of Real Estate: **1061 NORTH MARSHFIELD, Unit 2,  
P-2, Chicago, Illinois, 60622**

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.

