## **UNOFFICIAL COPY**

#### WARRANTY DEED

This Indenture, made this 23rd day of December, 2004, between Rock Builders, Inc. an Illinois Corporation organized and licensed to transect business in the State of Illinois under and by virtue of the laws of the State of Illinois party of the first part, and



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

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:

j.

PROPOSED UNIT 2 IN THE 1061 NORTH MARSHFIELD CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIPBED 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 STUTION 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.

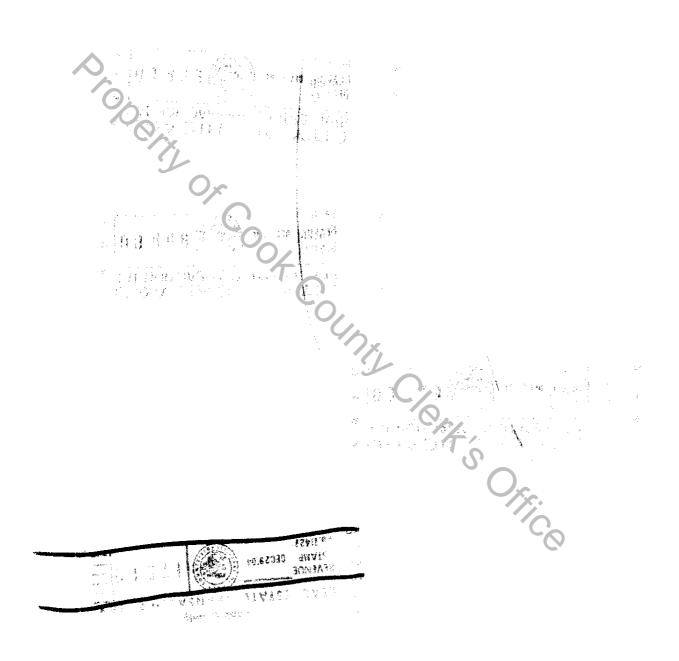
#### PARCEL 2:

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 BUASSACIA

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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 Condominaum, 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 aforeseid;
- (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, Unic 2, P-2, Chicago, Illinois, 60012

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.

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In Witness Whereof, the affiant has caused his
signature to be affixed hereto, this 23rd day of December,
2004.

Rock Builders, Inc.

By: President, Jarošlaw Moskal State of Illinois SS County of Cook I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jaroslaw Moskal 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 he signed and delivered the said instrument as the PRESIDENT of Rock Builders, INC., 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 his free and act and deed of said corporation, for the uses and purposes therein/set forth. GIVEN under may hand and official seal, this 23rd day of December, 2004. Send Subsequent Tax Bills to: Send Deed To Name Address City, State and Zip

Prepared by: John D. Colbert Attorney at Law 2724 North Lincoln Avenue Chicago, Illinois 60614 773-435-0173