

UNOFFICIAL COPY



Chicago Title Insurance Company

WARRANTY DEED
ILLINOIS STATUTORY
(Corporation to Individual)

Doc#: 0501235039
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 01/12/2005 08:22 AM Pg: 1 of 3

UND 183

CRSS 01795

PETERSON

Property of Cook County Clerk's Office

THE GRANTOR, EZEM, 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 Peter M. Ellis, ~~single~~ married *PME*

(GRANTEE'S ADDRESS) 2320 W. Adams Street, Chicago, Illinois 60612

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

THIS IS NOT HOMESTEAD PROPERTY

which do not impair Purchaser's residence and use of the Unit of a condominium do not provide for forfeiture or reversion in the event of a breach
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.

Permanent Real Estate Index Number(s): 17-08-118-005-0000
Address(es) of Real Estate: 613 N. Noble Street, Unit 3, Chicago, Illinois 60622

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 this 22nd day of July, 2004.

EZBM, Inc.

By *Zdzislaw Banys*
Zdzislaw Banys
President

AFTER RECORDING
RETURN TO:

THOMPSON & THOMPSON
19 S. LA SALLE ST. - #202
CHICAGO, IL 60603

BOX 333

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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 Zdzislaw Banys, personally known to me to be the President of the EZBM, Inc., and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such 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 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 22nd day of July 2004

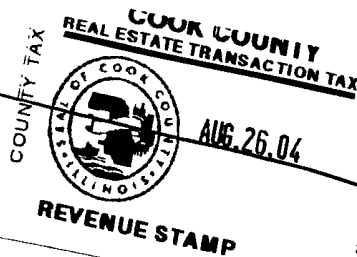
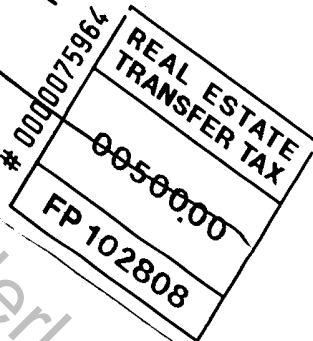


Angela Artner (Notary Public)

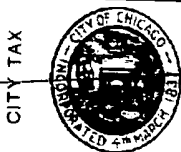
Prepared By: Daniel G. Lauer
1424 W. Division Street
Chicago, Illinois 60622

Mail To:
Erik J. Thompson, Esq.
19 S. LaSalle Street, Suite 302
Chicago, Illinois 60602

Name & Address of Taxpayer:
Peter M. Ellis
613 N. Noble Street, Unit 3
Chicago, Illinois 60622



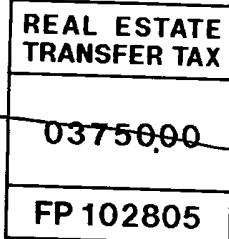
CITY OF CHICAGO



AUG. 26. 04

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000014790



UNOFFICIAL COPY**EXHIBIT "A"****Legal Description**

PARCEL 1:

UNIT 3 IN THE 613 NORTH NOBLE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 29 IN THE SUBDIVISION OF BLOCK 2, SOUTH OF ERIE STREET, IN ASSESSOR'S DIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 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 0420410051; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF ^{P-2}~~P-3~~ AND S-3, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT NUMBER 0420410051.

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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