

WARRANTY DEED
Statutory (Illinois)
(Corporation to Individual)

UNOFFICIAL COPY



Doc#: 0502049137
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 01/20/2005 10:59 AM Pg: 1 of 3

Mail to:
Ansani & Ansani, P.C.
1411 W. Peterson Avenue
Park Ridge, Illinois 60068

Name & Address of Taxpayer:
Nicholas Papanicholas

Above space for recorder's use only

The Grantor(s) Villas of Sevres, Inc., a corporation created and existing under and by the virtue of the laws of State of Illinois, and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of Ten Dollars (\$10.00), and of other good and valuable consideration, in hand paid, and pursuant to authority given by the Officers and Board of Directors of said corporation, Convey an Warranty to : The Nicholas E. Papanicholas and Nancy A. Papanicholas Family Trust dated 11/21/2003 the following described real estate in the County of Cook and State of Illinois, to wit:

UNIT 4, IN THE VILLA OF SEVRES CONDOMINIUMS AS DEPICTED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 1 IN VILLAS OF SEVRES, INC., PLAT OF CONSOLIDATION OF LOTS 19 AND 20 IN BLOCK 8 IN ARTHUR T. MCINTOSH AND COMPANY'S NORTHWEST MEADOWS, BEING A SUBDIVISION OF THE EAST ONE HALF OF SECTION 33, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THERETO RECORDED APRIL 28, 1952 AS DOCUMENT NUMBER 15327949, IN COOK COUNTY, ILLINOIS

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP, RECORDED SEPTEMBER 17, 2003 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 0326031141, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 03-33-407-026-1004

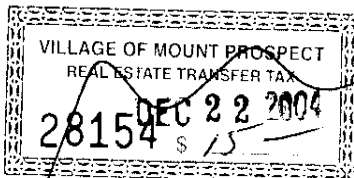
Address(es) of Real Estate: 702 French Way, Unit 4, Mount Prospect, Illinois 60056

3

SUBJECT TO: covenants, conditions, and restrictions of record, Condominium Declaration, and to General Taxes for 2003 and subsequent years.

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 Nicholas Papanicholas, its President, and attested by Nicholas Papanicholas, its Assistant Secretary, this 31st day of October, 2004.

Impress
Corporate Seal
here



Villas of Sevres, Inc.

By : N. E. Papanicholas (SEAL)
Nicholas Papanicholas, President

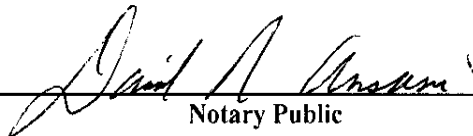
Attest : N. E. Papanicholas (SEAL)
Nicholas Papanicholas, Assistant Secretary

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State of Illinois)
)ss
County of Cook)

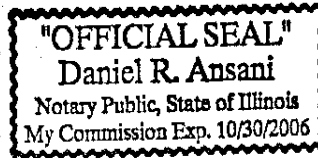
I, the undersigned, a Notary Public in and for county and the state aforesaid, DO HEREBY CERTIFY that Nicholas Papanicholas, personally known to be to be the President of the corporation, and Nicholas Papanicholas personally known to me to be the Assistant Secretary of said corporation, and personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Assistant Secretary, they 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 their 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 31st day of October, 2004.



Notary Public

My commission expires on October 30, 2006.



PREPARED BY:
Daniel R. Ansani
1411 W. Peterson Avenue, Suite 202
Park Ridge, Illinois 60068

SEND SUBSEQUENT TAX BILLS TO:
Nicholas Papanicholas

WARRANTY DEED
Corporation to Individual (Illinois)

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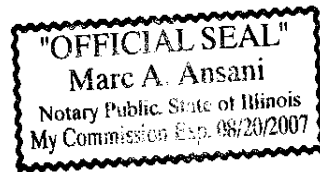
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated January 13, 2005

Signature [Handwritten Signature]
Grantor or Agent

SUBSCRIBED & SWORN
to before me by the said
this 13 day of
January, 2005



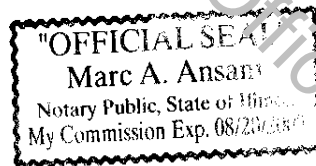
[Handwritten Signature]
Notary Public

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated January 13, 2005

Signature [Handwritten Signature]
Grantee or Agent

SUBSCRIBED & SWORN
to before me by the said
this 13 day of
January, 2005



[Handwritten Signature]
Notary Public

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.