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Chicago Title Insurance Company

WARRANTY DEED ILLINOIS STATUTORY (Corporation to Individual)



Doc#: 0503139080
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 01/31/2005 01:22 PM Pg: 1 of 4

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THE GRANTOR, STANLEY DEVELOPMENT, 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 SCOTT PETERSEN and HECTOR RIVERA not as tenants in common but in joint tenancy
(GRANTEE'S ADDRESS) 5709 NORTH RIDGE, UNIT 1, CHICAGO, Illinois 60660
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

SUBJECT TO: GENERAL REAL ESTATE TAXES FOR 2003 AND SUBSEQUENT YEARS; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD.

Permanent Real Estate Index Number(s): 14-05-317-035-0000

Address(es) of Real Estate: 5709 N. RIDGE, UNIT 1, CHICAGO, Illinois 60660

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, and attested by its SECRETARY, the day and year first above written.

By [Signature]
STANISLAW SIEMBIDA
PRESIDENT

Attest [Signature]
BARBARA SIEMBIDA
SECRETARY

STATE TAX

STATE OF ILLINOIS

JAN. 31. 05

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

0000082998

REAL ESTATE TRANSFER TAX
00152.50
FP 102808

COUNTY TAX

COOK COUNTY REAL ESTATE TRANSACTION TAX

JAN. 31. 05

REVENUE STAMP

0000083204

REAL ESTATE TRANSFER TAX
00076.25
FP 102802

CITY TAX

CITY OF CHICAGO

JAN. 31. 05

REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE

0000000673

REAL ESTATE TRANSFER TAX
01143.75
FP 102805

BOX 334 CTI

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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 STANISLAW SIEMBIDA, personally known to me to be the PRESIDENT of the STANLEY DEVELOPMENT, INC., and BARBARA SIEMBIDA, personally known to me to be the SECRETARY of said corporation, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such STANISLAW SIEMBIDA and PRESIDENT 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 10th day of July 2003



[Signature]

(Notary Public)

Prepared By: CARMEL K. YORK
2 N. LaSalle ~~55 West Monroe, Suite 3950~~ 176
Chicago, Illinois ~~60603~~ 60602

Mail To:
JOAN FENSTERMAKER
221 N. LASALLE, SUITE 1430
CHICAGO, Illinois 60601

Name & Address of Taxpayer:
SCOTT PETERSON and HECTOR RIVERA
5709 N. RIDGE, UNIT 1
CHICAGO, Illinois 60660

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

UNIT 5709-1 IN 5710-12 NORTH WAYNE AND 5707-09 NORTH RIDGE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 27 (EXCEPT THAT PART THEREOF LYING NORTH OF A LINE COMMENCING AT A POINT IN THE EAST LINE OF SAID LOT, 9 FEET SOUTH OF THE NORTHEAST CORNER THEREOF AND RUNNING THENCE WEST PARALLEL TO THE NORTH LINE THEREOF TO A POINT 7 FEET FROM THE NORTHWESTERLY LINE THEREOF MEASURED AT RIGHT ANGLES THERETO AND THENCE SOUTHWESTERLY PARALLEL TO SAID NORTHWESTERLY LINE TO THE SOUTHWESTERLY LINE OF SAID LOT) IN BLOCK 4 IN CAIRNDUFF'S ADDITION TO EDGEWATER IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0030368742, TOGETHER WITH ITS PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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Exhibit 1 to Warranty Deed

- 1) There was no previous tenant of Unit 1 at 5709 North Ridge, Chicago, IL 60660
- 2) 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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