

# UNOFFICIAL COPY



Doc#: 0503520066  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 02/04/2005 11:19 AM Pg: 1 of 3

**Warranty Deed  
Statutory (ILLINOIS)  
(Corporation to Individual)**

**THE GRANTOR(S)**

Above Space for Recorder's use only

**Foxford Construction L.L. C.**

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 IL for and in consideration of the sum of (\$10) Ten and 00/00 DOLLARS in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to

**Tong P. Choi**

the following described Real Estate situated in the County of \_\_\_\_\_ in the State of Illinois, to wit:

UNITS 301 AND P-<sup>3</sup>~~17~~ IN THE 834 W. MONTROSE CONDOMINIUM AS DELINEATED ON THE FOLLOWING DESCRIBED REAL ESTATE: LOT 17 IN BLOCK 1 IN JOHN N. YOUNG'S SUBDIVISION OF LOT 1 IN SUPERIOR COURT PARTITION OF THE SOUTH 10 ACRES OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS: WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARARTION OF CONDOMINIUM RECORDED JULY 30, 2004 AS DOCUMENT NO. 0421218052, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Permanent Index Number (PIN): 14-17-229-0130000

Address(es) of Real Estate: 834 Montrose, Unit 301 and parking space <sup>3</sup>~~17~~, Chicago, IL 60640

SUBJECT TO: covenants, conditions, and restrictions of record,

Document No.(s); 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 its \_\_\_\_\_ President, and attested by its \_\_\_\_\_

Secretary, this 28 day of October, 192004.

**P.N.T.N.**

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Foxford Construction L.L.C.

Impress  
Corporate Seal  
Here

By [Signature] President

Attest: \_\_\_\_\_ Secretary

State of Illinois, County of Cook ss, I, the undersigned, a Notary Public In and for the County and State aforesaid, DO HEREBY CERTIFY that Patrick C. Taherly personally known to me to be \_\_\_\_\_ President of the corporation, and \_\_\_\_\_ personally known to me to be the \_\_\_\_\_ Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such \_\_\_\_\_ President and Secretary, they signed, sealed and delivered the said instrument and caused the corporate seal of the corporation to be affixed thereto pursuant to authority given by the Board of \_\_\_\_\_ of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 28 day of October, 2006  
Commission expires 4-14, 19 06  
Linda Lavigne  
NOTARY PUBLIC

This instrument was prepared by: James I. Stepanek, 7235 West 103rd Street, Palos Hills, IL 60465

MAIL TO: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SEND SUBSEQUENT TAX BILLS TO:  
Tong P. Choi  
834 Montrose  
Unit 301 and parking space 5  
Chicago, IL 60640

OR  
Recorder's Office Box No. \_\_\_\_\_



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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 THERIN.

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.

THE TENANT OF THE UNIT DID NOT HAVE A RIGHT OF FIRST REFUSAL.

PURSUANT TO 765 ILCS 5/35D, NOTICE IS HEREBY GIVEN GRANTEE THAT THE PERMANENT INDEX NUMBER(S) CONTAINED IN THIS CONVEYANCE DOES NOT SPECIFICALLY REPRESENT THE LEGAL DESCRIPTION OF THE PROPERTY, NOTICE IS FURTHER GIVEN, THAT A DECLARATION OF CONDOMINIUM HAS BEEN RECORDED WITH THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON JULY 30, 2004 AS DOCUMENT NUMBER 0421218052 WHICH WILL RESULT IN THE ISSUANCE OF A PERMANENT INDEX NUMBER FOR THE PROPERTY DESCRIBED HEREIN.

