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Doc#: 0507441050
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 03/15/2005 10:14 AM Pg: 1 of 3

WARRANTY DEED
ILLINOIS STATUTORY
(CORP. TO INDIVIDUALS)

2060596
MERCURY TITLE COMPANY, LLC-N

1 all KB

M.G.R. TITLE

The Grantor, **WALLY'S 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 & No/100 Dollars, and other good and valuable consideration in hand paid, and pursuant to authority given by Board of Directors of said corporation, **CONVEYS AND WARRANTS** to the following Grantees:

SEBASTIANO OTTOLINO and CONNIE OTTOLINO, not as tenants in common but as **Joint Tenants**, as to an undivided **seventy-five (75%) interest**, and **FRANK MARTIRE**, as to an undivided **twenty-five (25%) interest**,

the following real estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION & SUBJECT TO PROVISIONS ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF.

Common Address: Commercial Unit C-1, 1648 West North Avenue, Chicago, Illinois

Permanent Real Estate Index Number: 14-31-430-047-1001

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its President and Secretary this 11th day of March, 2005.

WALLY'S DEVELOPMENT, INC.,
an Illinois Corporation

By: X Walter Kos
Walter Kos, Its President & Secretary

City of Chicago
Dept. of Revenue
371573
Real Estate Transfer Stamp \$2,137.50
03/14/2005 14:48 Batch 02286 71



STATE OF ILLINOIS
STATE TAX
50-71-MAR-11-05
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000017089
REAL ESTATE TRANSFER TAX
0028500
FP326660

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STATE OF ILLINOIS, COUNTY OF COOK ss.

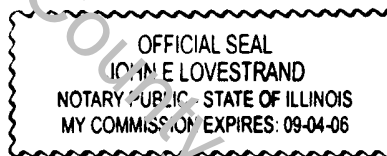
I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that Walter Kos, personally known to me to be the President and Secretary of **WALLY'S DEVELOPMENT, INC.**, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such President and Secretary he signed and delivered the said instrument, 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 11th day of March, 2005.

John E. Lovstrand

 NOTARY PUBLIC

My commission expires: 9-4-2006

Prepared By:

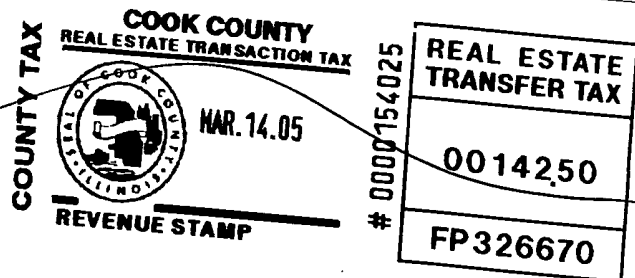
John E. Lovstrand
 PALMISANO & LOVSTRAND
 19 South LaSalle Street, Suite 900
 Chicago, Illinois 60603

Mail To:

Richard A. Airschbein
4363 N. Harlem 2nd Flr.
Norridge, IL. 60706

Name and Address of Taxpayer:

Sebastiano Ottolino
P.O. Box # 476607
Chicago, IL. 60647



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Legal Description & Subject To Provisions:

~~Commercial~~ Unit C-1 in the 1648 W. North Condominium, as delineated on a Survey of the following described real estate:

Lot 13 in Fitch's Subdivision of the Southwest 1/4 of Block 25 in Sheffield's Addition to Chicago in Section 31, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois;

which survey is attached to the Declaration of Condominium recorded as Document **0021260431**.

ADDRESS: ~~Commercial~~ Unit C-1, 1648 W. North Avenue, Chicago, Illinois

P. I. N.: 14-31-330-047-1001

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, 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.

THE TENANT OF THIS UNIT HAD NO RIGHT OF FIRST REFUSAL, AS SAID TENANT WAS NOT A TENANT AT THE TIME OF CONVERSION OF THE PROPERTY TO THE CONDOMINIUM FORM OF OWNERSHIP.

THE TENANT OF THIS UNIT FAILED TO NOTIFY SELLER OF ITS ELECTION TO EXERCISE ITS RIGHT OF FIRST REFUSAL, WITHIN THE TIME FRAME PRESCRIBED UNDER THE BELOW-REFERENCED LEASE, AND THEREFORE SAID RIGHT OF FIRST REFUSAL LAPSED BY EXPIRATION OF THE SAID TIME FRAME.

SUBJECT TO:

- (1) general real estate taxes not due and payable at the time of closing;
- (2) the Act and Code;
- (3) the Condominium Documents, including all amendments and exhibits thereto;
- (4) applicable zoning and building laws and ordinances;
- (5) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser;
- (6) utility easements, if any, whether recorded or unrecorded;
- (7) covenants, conditions, restrictions, encroachments and easements of record; and
- (8) existing lease and tenancy of Brain Storm Movies, Comics & Gaming, LLC.