

UNOFFICIAL COPY



MTC 2059110 MBK

Chicago Title Insurance Company

WARRANTY DEED
ILLINOIS STATUTORY
(Corporation to Individual)



Doc#: 0507441058
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 03/15/2005 10:19 AM Pg: 1 of 3

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M.G.R. TITLE

THE GRANTOR, Ballygawley Properties L.L.C., 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 Andreas Constantinou and ~~Toula~~ ^{Kalkla} Toulla Constantinou, husband and wife, not as joint tenants or tenants in common but as tenants by the entirety, ~~Kalkla A. Constantinou~~ ^{Kalkla} Kalkla A. Constantinou ~~Toulla P. Constantinou~~ ^{Toulla} Toulla P. Constantinou (GRANTEE'S ADDRESS) 445 East North Water, Unit 1102, Chicago, Illinois 60611

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

THIS IS NOT HOMESTEAD PROPERTY

SUBJECT TO: General real estate taxes for 2004 (2nd Installment) and subsequent years.

Permanent Real Estate Index Number(s): 14-19-131-021-0000
Address(es) of Real Estate: 3652 North Damen, Unit 1, Chicago, Illinois 60618

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 Manager, and attested by its Attorney At Law this 3rd day of March, 2005.

Ballygawley Properties L.L.C.

By Nicholas Hardgrove
Nicholas Hardgrove
Manager

Attest Michelle A. Laiss
Michelle A. Laiss
Attorney At Law

City of Chicago
Dept. of Revenue
371549
03/14/2005 14:21 Batch 02286 64
Real Estate Transfer Stamp
\$3,750.00



STATE TAX	STATE OF ILLINOIS	# 000017093
	REAL ESTATE TRANSFER TAX	
MAR. 14.05	00500.00	
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	FP326660	

COUNTY TAX	COOK COUNTY	# 0000154029
	REAL ESTATE TRANSACTION TAX	
MAR. 14.05	00250.00	
REVENUE STAMP	FP326670	

STATE OF ILLINOIS, COUNTY OF

UNOFFICIAL COPY

Cook

ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Nicholas Hardgrove, personally known to me to be the Manager of the Ballygawley Properties L.L.C., and Michelle A. Laiss, personally known to me to be the Attorney At Law 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 Nicholas Hardgrove and Manager 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 3rd day of March 2005



Pamela Hill (Notary Public)

Prepared By: Michelle A. Laiss
1530 West Fullerton
Chicago, Illinois 60614

Mail To:
Robert DiSilvestro, Attorney At Law
5231 North Harlem Avenue
Chicago, Illinois 60656

Name & Address of Taxpayer:
Andreas Constantinou and Toula Constantinou
3652 North Damen, Unit 1
Chicago, Illinois 60618

UNOFFICIAL COPY**LEGAL DESCRIPTION OF PROPERTY**

UNIT 1 IN THE ³⁶⁵²~~3642~~ NORTH DAMEN^{Avenue} CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 3 IN THE SUBDIVISION OF THE EAST 173 FEET OF THE EAST ½ OF BLOCK 1 IN SELLERS SUBDIVISION F THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 19, 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 0503903010, TOGETHER WITH ITS UNDIVDED PERCENTAGE OF INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE ^(Parking Space) ~~2-1~~ LIMITED COMMON ELEMENTS^S AS DELINEATED IN THE DECLARATION OF CONDOMINIUM, RECORDED AS DOCUMENT NUMBER 0503903010. ^{and rear deck}

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.

P.I.N. 14-19-131-021-0000

3652 NORTH DAMEN AVENUE, UNIT 1, CHICAGO, ILLINOIS 60618