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WARRANTY DEED

Statutory (ILLINOIS)
(Corporation to Individual)



Doc#: 0507533170
Eugene "Gene" Moore Fee: \$32.00
Cook County Recorder of Deeds
Date: 03/16/2005 11:01 AM Pg: 1 of 5

THE GRANTOR, **DUBIN RESIDENTIAL COMMUNITIES CORPORATION**, 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 AND 00/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to Bradford T. Graham, of 2907 N. Mildred Ave. Unit 1, Chicago, IL 60657, the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO
AND MADE A PART HEREOF AS EXHIBIT "A"

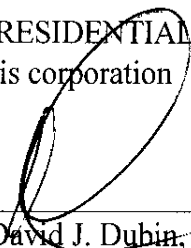
Permanent Real Estate Index Number(s): 14-20-403-033-0000
Address(es) of Real Estate: 3516 N. Sheffield Ave., Unit # 2 & P-4, Chicago, IL 60657

SEE SUBJECT TO LANGUAGE ATTACHED HERETO
AND MADE A PART HEREOF AS EXHIBIT "B"

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, this 30 day of December, 1997.

DUBIN RESIDENTIAL COMMUNITIES CORPORATION,
an Illinois corporation

IMPRESS
CORPORATE SEAL
HERE

BY: 
David J. Dubin, President

BOX 334 CT

198
CT - 10 H
NA - 7700185
MSU - MC3

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STATE OF ILLINOIS
MAR. 11.05
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000000714

REAL ESTATE TRANSFER TAX
0024950
FP 103032

COOK COUNTY
REAL ESTATE TRANSACTION TAX
MAR. 11.05
COUNTY TAX
REVENUE STAMP

0000000777

REAL ESTATE TRANSFER TAX
0012475
FP 103034

CITY OF CHICAGO
MAR. 11.05
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000000305

REAL ESTATE TRANSFER TAX
0187125
FP 103033

Property of Cook County Clerk's Office

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State of Illinois)
) SS.
County of Cook)

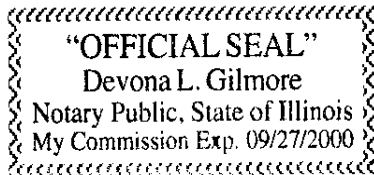
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that David J. Dubin is personally known to me to be the President of **DUBIN RESIDENTIAL COMMUNITIES CORPORATION**, an Illinois corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President, he signed and delivered the said instrument and cause the corporate seal of said corporation to be affixed thereto, 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.

**IMPRESS
CORPORATE SEAL
HERE**

Given under my hand and official seal, this 30 day of December, 1997.

Commission expires 09/27 2000 Devona L. Gilmore
NOTARY PUBLIC

SEAL



SEND SUBSEQUENT TAX BILLS TO:

Mail to: JEFFREY W DEB
188 W Randolph #1000
CHICAGO, IL 6061

Bradford T. Graham
~~3516~~ 3516 N Sheffield
Chicago, IL 60657

OR RECORDER'S OFFICE BOX NO. _____

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EXHIBIT A

PARCEL 1

Unit 2 & P-4 in the 3516 North Sheffield Condominium as depicted on the Plat of Survey of the following described parcel of real estate:

LOTS 15 AND 16 IN THE RESUBDIVISION OF LOT 2 IN ASSESSOR'S SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

which Plat of Survey is attached as Exhibit "D" to the Declaration of Condominium, recorded Sept 12 1997 in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 5788412 together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Permanent Index Number: 14-20-403-003-0000

Common Address: 3516 North Sheffield, Unit 2 & P-4
Chicago, Illinois 60614

A:\LEGAL.TXT

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EXHIBIT "B"

Subject only to:

- (i) general real estate taxes not yet due and payable at the time of closing
- (ii) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable;
- (iii) applicable zoning and building laws and building lines restrictions, and ordinances;
- (iv) all rights, easements, restrictions, conditions and reservations of record and contained in the Declaration and a reservation by Seller to itself and its successors and assigns, for the benefit of all Unit Owners, of the rights and easements set forth in the Declaration;
- (v) easements, restrictions, conditions, building set-back lines and reservations of record;
- (vi) provisions of the Condominium Property Act of the State of Illinois, as amended from time to time;
- (vii) the Declaration, the By-Laws and all other condominium documents and all amendments and exhibits thereto;
- (viii) easements, encroachments and other matters affecting title to the Property, the Common Elements or the Unit;
- (ix) acts done or suffered by Buyer or anyone claiming by, through or under Buyer;
- (x) streets and highways, if any;
- (xi) utility easements, whether recorded or unrecorded; and
- (xii) liens and such other matters as to which the Title Insurer commits to insure Buyer against loss or damage.