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WARRANTY DEED
Statutory (Illinois)
(Individual to Individual)

Doc#: 0508142079
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 03/22/2005 08:49 AM Pg: 1 of 3

GRANTOR, Hood Development,
L.L.C., an Illinois Limited Liability
Company of the City of Chicago,
County of Cook,
State of Illinois, for
and in consideration of
Ten and no/100 (\$10.00),
CONVEYS and WARRANTS to

Kenneth L. James,
of Chicago, Cook County, Illinois

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

SEE LEGAL DESCRIPTION ATTACHED HERETO

Property Address: 1525-29 N. Milwaukee, Unit 1529-2F *as well as P-2 and D-1*
P.I.N.: 17-06-200-014-0000 & 17-06-200-015-0000

"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."

SUBJECT TO: General taxes not yet due and payable, covenants, conditions and restrictions or record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

Dated this 1st day of ~~October~~ ^{NOVEMBER}, 2004

MONSTER PRODUCTIONS, INC.
AS MANAGER OF GRANTOR

By: [Signature] (SEAL)
Lyle Feinerman, Vice President

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Lyle Feinerman, Vice-President of MONSTER PRODUCTIONS, INC., as Manger of Hood Development Limited Liability Company, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set-forth, including the release and waiver of the right of homestead. Given under my hand and official seal, this 1st day of ~~October~~, 2004.

[Signature]
Notary Public

(Over)

BOX 334

6253045 AND 188)
CIT FEINERMAN

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Instrument was prepared by Ferleger & Associates, 29 S. LaSalle, Suite 300, Chicago, Illinois 60603

MAIL TO:
MARY M. YORK, ESQ.
4001 N. WOLCOTT AVE
CHICAGO, IL 60613

SEND SUBSEQUENT TAX BILLS TO:
Kenneth L. James
1525-29 N. Milwaukee, Unit 1529-2F
Chicago, Illinois 60622

STATE TAX

STATE OF ILLINOIS

MAR. 17.05

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000080000 #

REAL ESTATE TRANSFER TAX

0029150

FP 102808

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX

MAR. 17.05

REAL ESTATE TRANSFER TAX

0000087565 #

0014575

FP 102802

REVENUE STAMP

CITY TAX

CITY OF CHICAGO

MAR. 17.05

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

000001761 #

REAL ESTATE TRANSFER TAX

0218625

FP 102805

Property Clerk's Office

UNOFFICIAL COPY**STREET ADDRESS:** 1525-29 N. MILWAUKEE-UNIT 1529-2R &P2**CITY:** CHICAGO**COUNTY:** COOK**TAX NUMBER:** 17-06-200-014-0000**LEGAL DESCRIPTION:****PARCEL 1:**

UNIT 1529-2F IN THE 1525-29 N. MILWAUKEE CONDOMINIUM DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOTS 37 AND 38 IN BLOCK 3 IN PICKETT'S SECOND ADDITION TO CHICAGO, BEING A SUBDIVISION OF LOT 4 IN ASSESSOR'S DIVISION PART OF NORTH 1/2 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM, RECORDED AS DOCUMENT 0430844041; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENT IN COOK COUNTY, ILLINOIS

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-2 & D-1, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT 040844041.

PARCEL 3:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS SET FORTH IN THE RECIPROCAL EASEMENT AGREEMENT, RECORDED AS DOCUMENT 0430844040.