

UNOFFICIAL COPY

WARRANTY DEED

Statutory (ILLINOIS)
(Corporation to Individual)



Doc#: 0509114123
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 04/01/2005 11:29 AM Pg: 1 of 3

THE GRANTOR:

CHAMBERS CONSTRUCTION INC.

a corporation created and existing under any 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 the sum of ten and no/100 DOLLARS in hand paid, and pursuant to authority given by the Board of Directors of said corporation CONVEYS and WARRANTS unto

T. Cor 39561

KATIE L. MALONE

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

(SEE ATTACHED LEGAL DESCRIPTION)

hereby releasing and transferring all rights under and by nature of the Homestead Exemption Laws of the State of Illinois. **TO HAVE AND TO HOLD** said premises forever.

SUBJECT TO: (a) general real estate taxes for the current year not then due and for subsequent years, including taxes which may accrue by reason of new or additional improvements during the year of Closing; (b) special taxes or assessments for improvements not yet completed; (c) easements, covenants, restrictions, agreements, conditions and building lines of record and party wall rights; (d) the Act; (e) the Plat; (f) terms, provisions and conditions of the Condominium Documents, including all amendments and exhibits thereto; (g) applicable zoning and building laws and ordinances; (h) easements, roads and highways, if any; (i) unrecorded public utility easements, if any; (j) Grantee's mortgage, if any; (k) plats of dedication and plats of subdivision and covenants thereon; (l) acts done or suffered by or judgments against Grantee, or anyone claiming under Grantee; (m) liens and other matters of title over which the Title Company, is willing to insure without cost to Grantee. 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. *The above are subject to the Aberdeen of River West.*

BOX 15

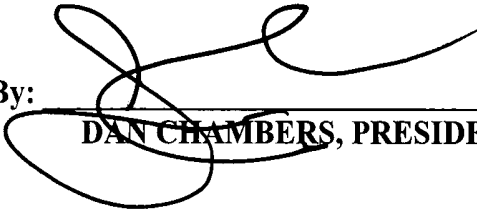
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Permanent Real Estate Index Number: 17-08-247-020, 17-08-247-013, 17-08-247-014

Address of Real Estate: Unit 3S,454 N. Aberdeen, Chicago, IL 60622-6551

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 ___th day of _____, 2005.

CHAMBERS CONSTRUCTION INC.

By: 

DAN CHAMBERS, PRESIDENT

ATTEST:

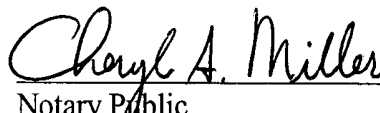


GLORIA CHAMBERS, SECRETARY

State of Illinois, County of Cook, I, the undersigned a Notary Public in and for said County, of the State aforesaid, **DO HEREBY CERTIFY THAT, DAN CHAMBERS** personally known to me to be the President of Chambers Construction Inc. and **GLORIA CHAMBERS** 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 as President and Secretary of said corporation, 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 28 day of March, 2005. My Commission expires





Notary Public

This instrument was prepared by Roger J. Hymen, 500 Skokie Blvd., Suite 530, Northbrook, IL 60062

Mail To:
Alexander Drapatsky
105 W. Adams St 21st
Chicago, IL 60603 *Row*

Send Subsequent Tax Bills to:
Katie Malone
454 N. Aberdeen, Unit 3S
Chicago, IL 60622

UNOFFICIAL COPY**PARCEL 1:**


UNIT NUMBER 3S IN THE ABERDEEN OF RIVER WEST CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:


LOTS 7, 8 AND 9 IN BLOCK 19 IN SUBDIVISION OF BLOCKS 9, 10, 24 TO 27, 40 TO 42 AND THE SOUTHWEST PART OF 43 IN OGDEN'S ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.


WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0505345141, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-4 AND STORAGE SPACE S-2 AND ROOF DECK AS TO UNIT 3 S, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT "C" TO THE AFORESAID DECLARATION, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

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| COUNTY TAX  REVENUE STAMP | COOK COUNTY REAL ESTATE TRANSACTION TAX MAR. 31.05 | REAL ESTATE TRANSFER TAX # 0000026770 0023925 FP326707 |
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| CITY TAX  REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE | CITY OF CHICAGO MAR. 31.05 | REAL ESTATE TRANSFER TAX # 0000016935 0358875 FP 102803 |
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| STATE TAX  REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE | STATE OF ILLINOIS MAR. 31.05 | REAL ESTATE TRANSFER TAX # 0000026851 0047850 FP 102809 |
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