

2060487mtcjkenny

WARRANTY DEED

ILLINOIS STATUTORY
CORPORATION to INDIVIDUAL

MAIL TO: Thomas Pičkett 339 W. Barry Avenue Suite 8A Chicago, Illinois 60657

NAME/ADDRESS OF TAXPAYER:

Joel Keating 2243-45 W. NORTH AVENUE UNIT 301 CHICAGO, ILLINOIS 60647

RECORDER'S STAMP

Doc#:

Eugene "Gene" Moore Fee: \$28.00

Date: 04/13/2005 11:13 AM Pg: 1 of 3

Cook County Recorder of Deeds

THE GRANTOR, 2243 CORPORATION, a corporation organized and existing
under and by virtue of the aws of the State of Illinois, for and in consideration of Ten
AND No/100ths Dollars (\$10 00) and other good and valuable consideration in hand
paid, CONVEYS and WARRANTS to

JOEL^P KEATING

any and all right, title, and interest in the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

See Legal Description attached hereto and incorporated herein by reference.

Commonly Known as:

Unit 301

2243-45 W. NORTH AVENUE, Chicago, Illinois 60647

Permanent Index Number:

17-06-102-004-0000 (affects Lot 6) undivided

17-06-102-004-0000 (affects Lot 5) undivided

Dated this 11 day of April , 200 5

2243 CORPORATION,

an Illinois corporation

Ву: _Х

Attest: >

Its: President

Its: Secretary

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UNOFFICIAL COPY

State of Illinois) SS. County of Cook

The undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that Jakub Kosiba and Andrzej Malesinski, President and Secretary, respectively, of 2243 CORPORATION, an Illinois corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such President and Secretary, respectively, appeared before me this day in person, and acknowledged that they signed, sealed, and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this W day of April

> OFFICIAL SE/L JOHN E LOVESTRAND NOTARY PUBLIC - STATE OF ILLIMU'S

My commission expires: 9-4-2006

This instrument prepared by: John E. Lovestrand

Office Office PALMISANO & LOVESTRAND

19 South LaSalle Street

Suite 900

Chicago, Illinois 60603

City of Chicago

Dept. of Revenue

375750

Real Estate

Transfer Stamp

\$2,737.50

04/12/2005 13:44 Batch 11896 51



APR. 12.05

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX

0036500

FP326669

COOK COUNTY APR. 12.05

REVENUE STAMP

00001565 0018250 FP326670

REAL ESTATE

TRANSFER TAX

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LEGAL DESCRIPTION

PARCEL 1:

Unit 301 in the 2243 W. NORTH CONDOMINIUMS, as delineated on a Survey of the following described property:

LOTS 5 AND 6 IN BLOCK 2 IN H.B. BOGUE'S SUBDIVISION OF BLOCKS 1, 2, 4, AND 5 OF WATSON, TOWER AND DAVIS' SUBDIVISION OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 6, TOWNSHIP 39 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 Number 0433845148, together with an undivided interest in the Common Elements.

PARCEL 2:

Commonly Known As: Unit 301, 2247-45 West North Avenue, Chicago, Illinois

Permanent Index Number: 17-06-102-004-0000 (undivided)

17-06-102-005-000((1 ndivided)

GRANTOR ALSO HEREBY GRANTS TO THE GRANTFE 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 PRESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMEN'S 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 I'VE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STUDIESTED AT LENGTH HEREIN.

THERE WAS NO TENANT, AS THIS IS A NEW CONSTRUCTION CONDOMINIUM, AND THEREFORE THERE WAS NO RIGHT OF FIRST REFUSAL.

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; and
- (7) covenants, conditions, restrictions, encroachments and easements of record.