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**WARRANTY DEED**

ILLINOIS STATUTORY  
CORPORATION to INDIVIDUAL

Doc#: 0510341084  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 04/13/2005 11:13 AM Pg: 1 of 3

**MAIL TO:**

Thomas Pickett  
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

M.G.R. TITLE

THE GRANTOR, **2243 CORPORATION**, a corporation organized and existing under and by virtue of the laws 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<sup>th</sup> day of April, 2005.

**2243 CORPORATION,**  
an Illinois corporation

By: X   
Its: President

Attest: X   
Its: Secretary



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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:

The exclusive right to use **Parking Space G-6**, a Limited Common Element as delineated on the Survey attached to the Declaration aforesaid recorded as Document Number **0433845148**.

Commonly Known As: **Unit 301**, 2243-45 West North Avenue, Chicago, Illinois

Permanent Index Number: **17-06-102-004-0000** (undivided)  
**17-06-102-005-0000** (undivided)

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.

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.