



Chicago Title Insurance Company

WARRANTY DEED
ILLINOIS STATUTORY
(Corporation to Individual)



0510842193D

Doc#: 0510842193
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 04/18/2005 10:54 AM Pg: 1 of 3

Washburner and 1/3

Property of Cook County Clerk's Office

THE GRANTOR, Schiller Development, Inc., 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 & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEY(S) and WARRANT(S) to Stephen Lunn

(GRANTEE'S ADDRESS) 1018 E.Coolidge Ave., Wheaton, Illinois 60187

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

See Exhibit 'A' attached hereto and made a part hereof

THIS IS NOT HOMESTEAD PROPERTY

SUBJECT TO: (i) general real estate taxes not yet due; (ii) covenants, conditions, and restrictions of record, including the Declaration of Covenants, Conditions, Restrictions and By-Laws for the Condominium Association, as amended from time to time; (iii) any utility easements of record; (iv) zoning and building laws and ordinances; (v) party walls, if any; (vi) roads and highways, if any; (vii) acts done or suffered by Purchaser, and (viii) Seller's right to enter the condominium to complete construction upon notice to grantee and with grantee's consent, which shall not be unreasonably withheld.

*Which do not impair grantee's use of the property as a condominium residence and which do not provide for forfeiture or reversion in the event of a breach

Permanent Real Estate Index Number(s): 17-06-438-030-0000

Address(es) of Real Estate: 823 N. Hermitage, Unit 1, Chicago, Illinois 60622

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its President, this 29th day of March, 2005.

Schiller Development, Inc.

By [Signature]
Jarek Pietrzyk
President

5502037

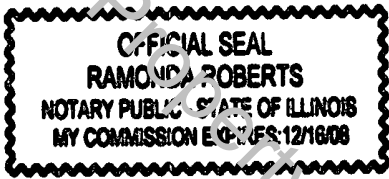
[Handwritten initials]

UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Jarek Pietrzyk, personally known to me to be the President of the Schiller Development, Inc., personally known to me to be the same person(s) whose name(s) is subscribed to the forgoing instrument, appeared before me this day in person acknowledged that as such Jarek Pietrzyk, President he signed and delivered the said instrument 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 28th day of March, 2005

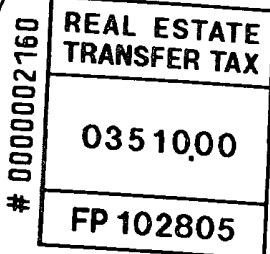
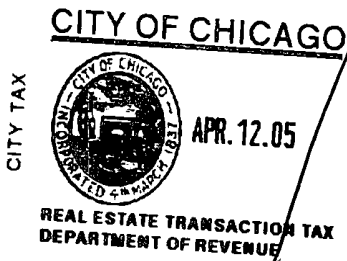
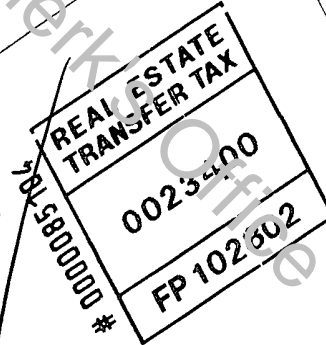
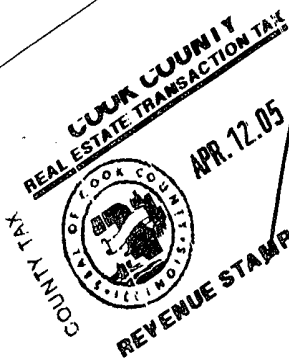
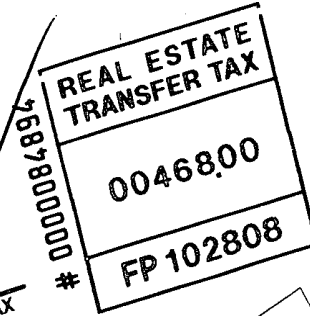


Ramonda Roberts (Notary Public)

Prepared By: Daniel G. Lauer
1424 W. Division Street
Chicago, Illinois 60622

Mail To:
Cherie Thompson
19 S. LaSalle Street, Suite 302
Chicago, Illinois 60603

Name & Address of Taxpayer:
Stephen Lunn
823 N. Hermitage, Unit 1
Chicago, Illinois 60622



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EXHIBIT 'A'

Legal Description

PARCEL 1:

UNIT NUMBER 1 IN THE 823 NORTH HERMITAGE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE NORTH 1/2 OF LOT 14 IN BLOCK 22 IN JOHNSTONS SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0434919066, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE (EXCLUSIVE) RIGHT TO THE USE OF PARKING SPACE (P-3), A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0434919066.

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.

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