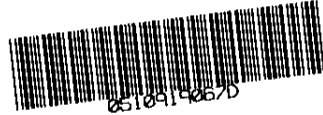


UNOFFICIAL COPY



Doc#: 0510919067
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 04/19/2005 01:22 PM Pg: 1 of 2

WARRANTY DEED
(Individual to Individual)
GRANTOR,
North Investments, Inc.,
an Illinois corporation
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
Michael Clifford and
Nicole Clifford

husband and wife, not as Joint Tenants with rights of survivorship, nor as Tenants in Common, but as TENANTS BY THE ENTIRETY, the following described Real Estate in the County of Cook, State of Illinois, to wit:

PARCEL 1:

UNIT 3953-3 IN THE 3949-53 W. WAVELAND CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:
LOTS 47 AND 48, IN BLOCK 11, IN S.E. GROSS BOULEVARD ADDITION TO CHICAGO, A SUBDIVISION IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13 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 0420510020 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF R3, S4 & S7, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0420510020.

Property Address: 3949-53 W. Waveland, Unit 3953-3, Chicago, Illinois 60618
P.I.N. 13-23-124-001-0000

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not in Tenancy in Common, but in Joint Tenancy with right of survivorship forever.

"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 5th day of April, 2005

North Investments, Inc.

By: Halina Kelemen (SEAL)
Halina Kelemen, President

[Over]

Box 334

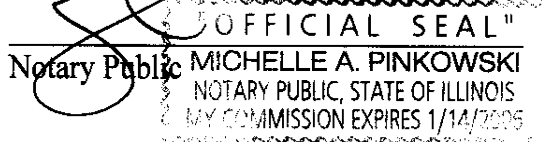
8253587 E. R. 10F3 No Abs

CTZ

UNOFFICIAL COPY

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 Halina Kelemen, as President of North Investments, Inc., 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 she signed, sealed and delivered the said instrument as her 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 8th day of April 2005

 OFFICIAL SEAL
Notary Public MICHELLE A. PINKOWSKI
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 1/14/2006


This instrument was prepared by Alan S. Levin
29 S. LaSalle, Suite 300
Chicago, Illinois 60603

MAIL TO:
PHILLIP M. MIGDAL
29 S LASALLE
SUITE 340
CHICAGO, IL 60603


SEND SUBSEQUENT TAX BILLS TO:
Michael Clifford
Nicole Clifford
3949-53 W. Waveland, Unit 3953-3
Chicago Illinois

STATE TAX

STATE OF ILLINOIS
APR. 19.05
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000085093
REAL ESTATE
TRANSFER TAX
00300.00
FP 102808

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX
APR. 19.05
REVENUE STAMP

0000085303
REAL ESTATE
TRANSFER TAX
00150.00
FP 102802

CITY TAX

CITY OF CHICAGO
APR. 19.05
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

000002327
REAL ESTATE
TRANSFER TAX
02250.00
FP 102805