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UNOFFICIAL COPY



Doc#: 0511141040
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 04/21/2005 10:50 AM Pg: 1 of 3

THIS INSTRUMENT PREPARED BY:

JANET K. THOMAS
LAW OFFICE OF LLOYD E. GUSSIS
2536 NORTH LINCOLN
CHICAGO, IL 60614

[Handwritten signature]

WARRANTY DEED

206037 MTC JRM

THE GRANTOR, 2800 North Lincoln Development Corp., 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 (\$10.00) Dollars, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS AND WARRANTS unto Nicholas Zafran and Heather Moore the real estate commonly known as 2534-36 N.

Lincoln, Unit 417, Chicago, Illinois, situated in the County of Cook, in the State of Illinois, being hereinafter legally described, 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 as tenants in common, ~~but~~ as joint tenants forever, but as tenants by the entirety forever. (JT)

ADDRESS: 2534-36 N. Lincoln, Unit 417, Chicago, Illinois

PTIN: 14-29-419-019-0000 and 14-29-419-030-0000

DATED this 15 day of April, 2005

2800 North Lincoln Development Corp.

BY: *[Signature]* (SEAL)
President

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State, DO HEREBY CERTIFY that Donald Reidelberger, President of 2800 North Lincoln Development Corp., personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

M.G.R. TITLE

Real Estate
Transfer Stamp
\$2,535.00



City of Chicago
Dept. of Revenue
376951

04/20/2005 14:03 Batch 11803 63

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
APR. 20.05
REVENUE STAMP

REAL ESTATE
TRANSFER TAX
00168.75
FP326670
0000157215

STATE TAX
STATE OF ILLINOIS
APR. 20.05
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

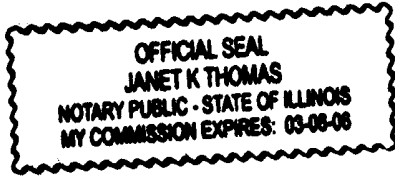
REAL ESTATE
TRANSFER TAX
00337.50
FP326669
0000078424

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GIVEN under my hand and notarial seal this 19 day of April, 2005.

Janet K Thomas
Notary Public

My commission expires: 3/6/06.



Property of Cook County Clerk's Office

UNOFFICIAL COPY**LEGAL DESCRIPTION**

UNIT #417 IN THE 2534-36 N. LINCOLN CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF LAND DESCRIBED THEREIN LOCATED IN THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 29, TOWNSHIP 40 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 0427434084, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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 TENANT OF THE UNIT, IF ANY, EITHER WAIVED OR FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL TO PURCHASE THE UNIT OR HAD NO RIGHT OF FIRST REFUSAL TO PURCHASE THE UNIT.

MAIL DEED TO:

Nicholas Zafran
2536 N. Lincoln Unit 417
Chicago IL 60614

SEND TAX BILL TO:

Nicholas Zafran
2536 N. Lincoln Unit 417
Chicago IL 60614