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Doc#: 0513242241
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 05/12/2005 01:11 PM Pg: 1 of 3



Chicago Title Insurance Company

**WARRANTY DEED
ILLINOIS STATUTORY
(Corporation to Individual)**

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WMD

Property of Cook County Clerk's Office

THE GRANTOR, 875 N. Paulina, 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 Erin Dunn and Jeffrey Falcon, not as tenants in common, ~~but as joint tenants~~, but as TENANCY BY THE ENTIRETY.

(GRANTEE'S ADDRESS) 632 N. Racine, #2S, Chicago, Illinois 60622

of the County of Cook, 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

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 tenter the Condominium to complete construction.

TO HAVE AND TO HOLD said premises not as tenants in common, but as joint tenants forever

Permanent Real Estate Index Number(s): 17-06-431-005-0000
Address(es) of Real Estate: 875 North Paulina, 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 28th day of April, 2005.

875 N. Paulina, Inc.

By Walter Bladek
Walter Bladek
President

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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 Walter Bladek, personally known to me to be the President of the 875 N. Paulina, 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 Walter Bladek, 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 April, 2005

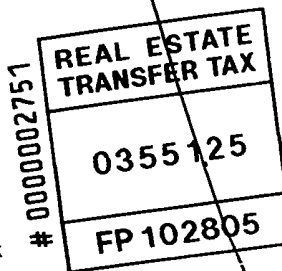
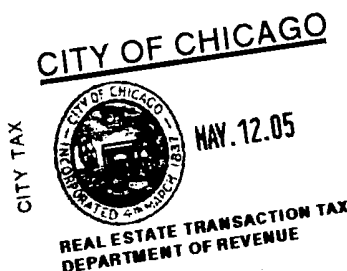
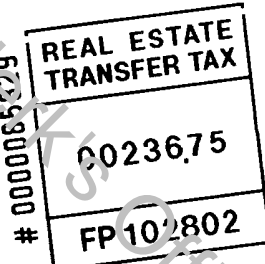
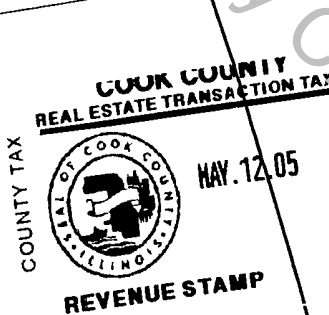
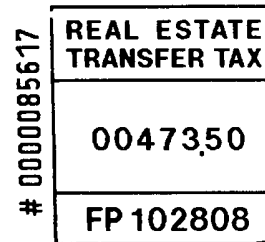
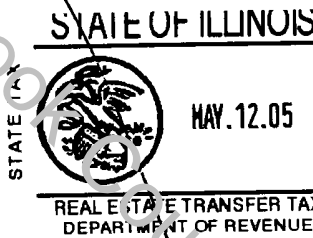


Ramonda Roberts (Notary Public)

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

Mail To:
Michelle A. Laiss
1530 West Fullerton Ave.
Chicago, Illinois 60614

Name & Address of Taxpayer:
Erin Dunn and Jeffrey Falcon
875 North Paulina, Unit 1
Chicago, Illinois 60622



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EXHIBIT 'A'

Legal Description

PARCEL 1:

UNIT NO. 1 IN 875 NORTH PAULINA CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE NORTH 1/2 OF LOT 6 IN BLOCK 18 IN JOHNSTON'S 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, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT #0509834097, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS

PARCEL 2:

THE (EXCLUSIVE) RIGHT TO THE USE OF (P-1) AND (S-1), LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT #0509834097.

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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