

38

UNOFFICIAL COPY

MTC # 2061096 1073
WARRANTY DEED



ILLINOIS STATUTORY
CORPORATION to INDIVIDUAL

Doc#: **0513235386**
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 05/12/2005 01:09 PM Pg: 1 of 3

MAIL TO:

Michael J. Cleary
ATTORNEY AT LAW
100 Manhattan Road
Joliet, IL 60433

NAME/ADDRESS OF TAXPAYER:

Michael J. Cleary
1620 WEST AUGUSTA
UNIT 1W
CHICAGO, ILLINOIS 60622

RECORDER'S STAMP

M.G.R. TITLE

THE GRANTOR, **ELIAS GROUP, INC.**, a corporation organized and existing under and by virtue of the laws of the State of Illinois, for and in consideration of Ten & No/100ths Dollars (\$10.00) and other good and valuable consideration in hand paid, **CONVEYS and WARRANTS to**

MICHAEL J. CLEARY, an unmarried man

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 and subject to provisions
attached hereto as Exhibit "A" and made a part hereof

Commonly Known as: Unit 1W
1620-22 West Division, Chicago, Illinois 60622
Augusta

P. I. N.: 17-06-420-015-0000 (Lot 31) (undivided)
17-06-420-016-0000 (Lot 32) (undivided)

Dated this 4th day of May, 2005.

Elias Group, Inc.,
an Illinois corporation

By: X Assen Tchavdarov
Its: President

Attest:
X Elisaveta Tchavdarova
Its: Secretary

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State of Illinois)
) SS.
 County of Cook)

The undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that Assen Tchavdarov and Elissaveta Tchavdarov, President and Secretary, respectively, of **Elias Group, Inc.**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such President and Secretary, respectively, appeared before me this day in person, and acknowledged that they signed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 4th day of May, 2005.

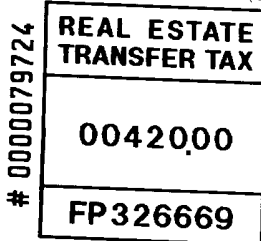
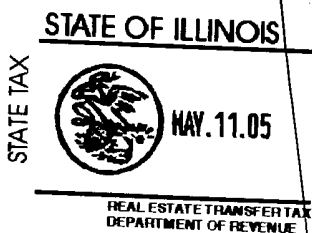
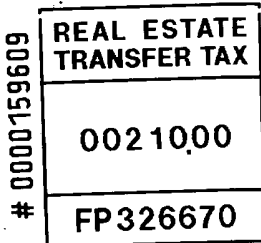
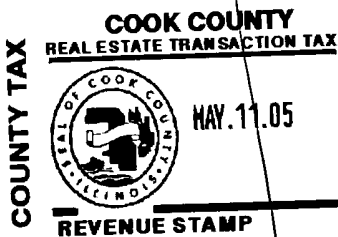


John E. Lovstrand
 Notary Public

My commission expires: 9-4-2006

This instrument prepared by John E. Lovstrand
 PALMISANO & LOVSTRAND
 19 South LaSalle Street
 Suite 900
 Chicago, Illinois 60603

REORDER ITEM #: TX-1000 LABEL



City of Chicago
 Dept of Revenue
 319584
 05/11/2005 14:00 Batch 02229 24
 Real Estate
 Transfer Stamp
 \$3,150.00



UNOFFICIAL COPY**EXHIBIT "A"****LEGAL DESCRIPTION & SUBJECT TO PROVISIONS****Parcel 1:**

Unit 1W in the **1620 W. AUGUSTA CONDOMINIUMS** as delineated on a survey of the following described property:

Lots 31 and 32 in Block 9 in Johnston's Subdivision of the East ½ of the Southeast 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 No. 0505939045**, together with an undivided percentage interest in the Common Elements.

Parcel 2:

The exclusive right to use **Parking Space G - 2**, a limited common element as delineated on the survey attached to the aforementioned Declaration of Condominium.

ADDRESS: 1620-22 WEST AUGUSTA, Chicago, Illinois 60622

P. I. N. 17-06-420-015-0000 (Lot 31) (undivided)
17-06-420-016-0000 (Lot 32) (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 SET FORTH AT LENGTH HEREIN.

THERE WAS NO TENANT OF THIS UNIT, 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;
- (7) covenants, conditions, restrictions, encroachments and easements of record.