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MT20060555 BIC

WARRANTY DEED
ILLINOIS STATUTORY
(CORPORATION TO INDIVIDUAL)

Doc#: 0515841022
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 06/07/2005 11:35 AM Pg: 1 of 3

29

M.G.R. TITLE

The Grantor, **Picket Fence Development, Ltd.**, 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 & No/100 Dollars, and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, **CONVEYS AND WARRANTS** to

TIMOTHY LAVERY & MELANIE GARRETT, NOT AS TENANTS IN COMMON BUT AS JOINT TENANTS WITH FULL RIGHTS FOR SURVIVORSHIP

the following 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

Address of Real Estate: **Unit 1
1106 North Mozart
Chicago, Illinois 60622**

Permanent Real Estate Index Number: **16-01-303-038-0000**

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its President this 31st day of May, 2005.

City of Chicago
Dept. of Revenue
382556
06/06/2005 14:09 Batch 02246 62



Real Estate
Transfer Stamp
\$2,392.50

Picket Fence Development, Ltd.,
an Illinois corporation

By: X [Signature]
Peter M. Koulogeorge, Its President

STATE TAX	STATE OF ILLINOIS
	JUN.-6.05
REAL ESTATE TRANSFER TAX	# 0000021179

REAL ESTATE TRANSFER TAX
003 1900
FP326660

COUNTY TAX	COOK COUNTY
REAL ESTATE TRANSACTION TAX	JUN.-6.05
	# 0000162000

REAL ESTATE TRANSFER TAX
001595Q
FP326670

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STATE OF ILLINOIS, COUNTY OF COOK ss.

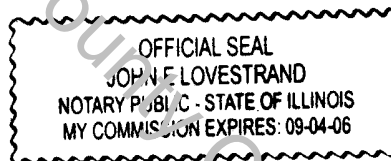
I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that Peter M. Koulogeorge, personally known to me to be the President of **Picket Fence Development, Ltd.**, an Illinois corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such President he signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation, as his 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 31st day of May, 2005.

John E. Lovstrand

 NOTARY PUBLIC

My commission expires: 9-4-2006



Prepared By:

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

Mail To:

Richard M. Dubin
 DUBIN & SINGER, P.C.
 55 West Monroe Street, Suite 500
 Chicago, Illinois 60603

Name and Address of Taxpayer:

Timothy Lavery & Melanie Garrett
 1106 North Mozart, Unit 1
 Chicago, Illinois 60622

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EXHIBIT "A"

Parcel 1:

Unit 1 in the **1106 N. MOZART CONDOMINIUMS** as delineated on a survey of the following described property:

Lot 30 in Block 2 in Hutchinson & Colt's Subdivision of Blocks 2, 6, 12 and 16^{IN} Carter's Subdivision of Blocks 1, 2, 3, 4, and 7 in Clifford's Addition to Chicago, in the East ½ of the Southwest ¼ of Section 1, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

which survey is attached to the Declaration of Condominium recorded as Document No. **0510318076**, together with an undivided percentage interest in the Common Elements.

Parcel 2:

The exclusive right to use Parking Space **G-1**, a limited common element, as delineated on the survey attached to the aforementioned Declaration of Condominium.

ADDRESS: **1106 North Mozart Street**, Chicago, Illinois 60622

P. I. N. **16-01-303-038-0000** (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 STIPULATED AT LENGTH HEREIN.

THERE IS NO RIGHT OF FIRST REFUSAL FOR THIS UNIT AS THERE WAS NO TENANT IN THE UNIT AT THE TIME OF CONVERSION TO CONDOMINIUM FORM OF OWNERSHIP.

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.