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MTZ 2062029/10/Blk

WARRANTY DEED
ILLINOIS STATUTORY
(CORPORATION TO INDIVIDUAL)

Doc#: 0517941087
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 08/28/2005 11:47 AM Pg: 1 of 4

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M.G.R. TITLE

THE GRANTOR, WALCO CONSTRUCTION, 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, CONVEYS AND WARRANTS to Michael E. Machat and Erin L. Machat *as husband & wife*
as tenants by the entirety
Address: 1660 N. LaSalle #407 Chicago, Illinois
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

***THE TENANT OF THE UNIT HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

Address of Real Estate:

UNIT(S) 301
1835-41 N. MILWAUKEE AVE.
CHICAGO, ILLINOIS 60647

Permanent Real Estate Index Number:

14-31-312-032-0000, 14-31-312-033-0000,
14-31-312-034-0000, 14-31-312-035-0000

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President and attested by its Secretary this 15th day of June, 2005.

WALCO CONSTRUCTION, INC.,
an Illinois corporation

BY: [Signature]
Its President

ATTEST: [Signature]
Its Secretary

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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 STANISLAW WALCZAK, personally known to me to be the President and Secretary of WALCO CONSTRUCTION, INC., 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 severally acknowledged that as such President and Secretary 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 15th day of June, 2005.



Marc E Bouchard
NOTARY PUBLIC

Mail To:
Robert S. Strauss
Levin & Ginsburg
180 N. LaSalle #3200
Chicago, Illinois 60601

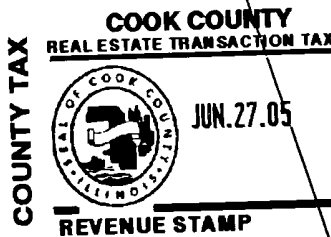
Name and Address of Taxpayer:
Michael E. Machat
Erin L. Machat
1835-41 N. Milwaukee Ave., Unit 301
Chicago, IL 60647

Prepared By:
Steven E. Moltz
Law Offices of Palmisano & Lovstrand
19 S. LaSalle St., Suite 900
Chicago, Illinois 60603

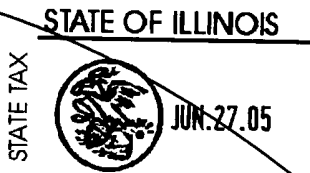
City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
385753 \$3,187.50
06/27/2005 11:48 Batch 02260 14



REORDER ITEM # TX-1000 LABEL



REAL ESTATE TRANSFER TAX
0021250
00001641
FP326670



REAL ESTATE TRANSFER TAX
0042500
0000082048
FP326669

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

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LEGAL DESCRIPTION

PARCEL ONE:

UNIT(S) 301, P-5, & P-6 IN THE 1835-41 N. MILWAUKEE AVENUE CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 13, 14, 15, AND 16 IN BLOCK 16 IN PIERCE'S ADDITION TO HOLSTEIN IN THE NORTH ½ OF THE SOUTHWEST ¼ AND PART OF THE SOUTH ½ OF THE SOUTHWEST ¼ OF SECTION 31, 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 0512439059 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL TWO:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE s-3, A LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT 0512439059.

ADDRESS: UNIT(S) 301,
1835-41 N. MILWAUKEE AVE.,
CHICAGO, ILLINOIS 60647

P.I.N: 14-31-312-032, 033, 034, and 035

SUBJECT TO: (A) GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING; (B) THE ACT; (C) THE DECLARATION OF CONDOMINIUM RECORDED MAY 4, 2005, AS DOCUMENT NUMBER 0512439059 INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO, THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN; (D) APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES; (E) COVENANTS, CONDITIONS, RESTRICTIONS, ENCROACHMENTS AND EASEMENTS OF RECORD (NONE OF WHICH SHALL IN ANY WAY AFFECT THE USE AND OCCUPANCY OF THE PURCHASED UNIT); (F) ACTS DONE OR SUFFERED BY PURCHASER OR ANYONE CLAIMING THROUGH PURCHASER; (G) UTILITY EASEMENTS, WHETHER RECORDED OR UNRECORDED; (H) LIENS AND OTHER MATTERS OF TITLE OVER WHICH THE TITLE INSURER (AS HEREINAFTER DEFINED) IS WILLING TO INSURE OVER WITHOUT COST TO PURCHASER; (I) EXISTING LEASES AND TENANCIES.

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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.

THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL.

Property of Cook County Clerk's Office