

UNOFFICIAL COPY

WARRANTY DEED



Doc#: 0520145089
Eugene "Gene" Moore Fee: \$28.50
Cook County Recorder of Deeds
Date: 07/20/2005 11:08 AM Pg: 1 of 3

A05-0646A

THE GRANTOR 3435 W. BERTEAU AVENUE, INC.,
AN ILLINOIS 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 the sum of Ten----- 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

EARL POLISKY AND JENNIFER POLISKY, as joint tenants with rights of survivorship (P)

the following described Real Estate situated in the County of Cook in State of Illinois, to wit:

As Per Attached:

3

This is not Homestead Property of Grantor.

Permanent Real Estate Index Number(s) 13-14-418-020-0000

Address(es) of Real Estate : 3435 W. BERTEAU AVE., UNIT # 1A, CHICAGO, 60618

SUBJECT TO: covenants, conditions and restrictions of record, and to General Taxes for 2004 and subsequent years.

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 in Tenancy in Common, but in Joint Tenancy forever.

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 JULY, 2005.

3435 W. BERTEAU, INC., AN ILLINOIS CORP.,

(Name of Corporation)

[Handwritten Signature]

President

Impress
Corporate Seal
Here

City of Chicago
Dept. of Revenue
389111



Real Estate
Transfer Stamp
\$1,612.50

Secretary

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State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for the County and State aforesaid, Do HEREBY CERTIFY that BARTLOMIEJ PRZYJEMSKI personally known to me to be the _____ President of the 3435 W. BERTEAU INC., ILLINOIS CORP.,

corporation, and _____ Secretary of said corporation, and personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such _____ President and _____ Secretary, they 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.

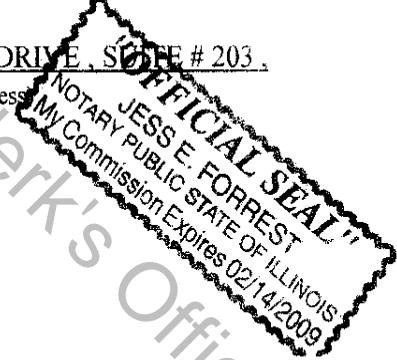
Given under my hand and official seal, this 15 day of JULY, 2005.

Commission expires _____ 2005. _____

NOTARY PUBLIC

This instrument was prepared by JESS. E. FORREST, 1400 RENAISSANCE DRIVE, SUITE # 203, PARK RIDGE, IL 60068

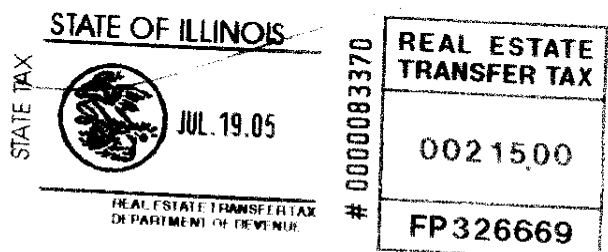
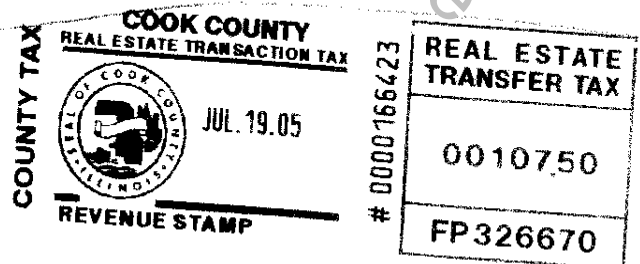
(Name and Address)



~~MAIL TO AND~~ SEND SUBSEQUENT TAX BILLS TO:
EARL POLISKY
3435 W. BERTEAU, # 1A
CHICAGO, IL 60618

Mail Recorded Deed to:

Kevin A. Sterling, Esq.
325 North La Salle Street
Suite 600
Chicago, IL 60610



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LEGAL DESCRIPTION

PARCEL 1:

UNIT 1A IN THE 3435 W. BERTEAU CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0508444005 AS AMENDED FROM TIME TO TIME , TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY , ILLINOIS.

P.I.N.:13-14-418-020-0000

COMMONLY KNOWN AS: UNIT NO. 1A
3435 W. BERTEAU CHICAGO , IL 60618

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

THE PURCHASER OF THE UNIT WAS THE TENANT OF THE UNIT PRIOR TO THE CONVERSION OF THE BUILDING TO A CONDOMINIUM.

SUBJECT TO: GENERAL REAL ESTATE TAXES AND SPECIAL ASSESSMENTS NOT DUE AND PAYABLE AT THE TIME OF CLOSING; APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES AND OTHER ORDINANCES OF RECORD; THE CONDOMINIUM DOCUMENTS, INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO, AND ALL OF THE COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS SET FORTH THEREIN; COVENANTS, CONDITIONS, RESTRICTIONS, BUILDING LINES AND OTHER MATTERS OF RECORD FILED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS; UTILITY EASEMENTS; ACTS DONE OR SUFFERED BY PURCHASER OR ANYONE CLAIMING BY, THROUGH OR UNDER PURCHASER; LEASES, LICENSES AND EASEMENTS RELATING TO LANDSCAPING, MAINTENANCE, REPAIR, SNOW REMOVAL, STORM WATER RETENTION, REFUSE OR OTHER SERVICES TO, FOR OR ON THE PROPERTY OR OTHERWISE AFFECTING THE COMMON ELEMENTS; TERMS AND PROVISIONS OF THE ILLINOIS CONDOMINIUM PROPERTY ACT.