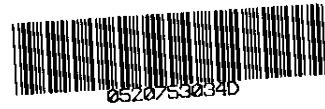


UNOFFICIAL COPY



Chicago Title Insurance Company

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



Doc#: 0520753034
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 07/26/2005 09:00 AM Pg: 1 of 3

4354266 (1/1)

GIT

THE GRANTOR New City Builders, 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 Mark S. Kovatch and Jeanette M. Kovatch, husband and wife, *as joint tenants with rights of survivorship*
(GRANTEE'S ADDRESS) 7062-78 N. Wolcott/1903-05 W. Estes, Unit 7076-3, Chicago, Illinois 60626

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:

Permanent Real Estate Index Number(s): 11-31-204-011-0000 (*underlying*)
Address(es) of Real Estate: 7062-78 N. Wolcott/1903-05 W. Estes, Unit 7076-3, Chicago, Illinois 60626

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 18th day of July, 2005.

New City Builders, Inc.
By [Signature]
Daniel Herlo
President

Attest [Signature]
Daniel Herlo
Secretary

CITY OF CHICAGO



JUL. 22. 05

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000014914

REAL ESTATE TRANSFER TAX
01837.50
FP 103018

STATE OF ILLINOIS



JUL. 22. 05

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000028387

REAL ESTATE TRANSFER TAX
00245.00
FP 103014

CITY TAX

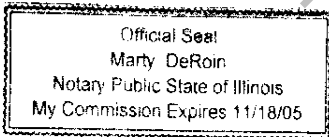
STATE TAX

UNOFFICIAL COPY

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 Daniel Herlo personally known to me to be the President of the New City Builders, Inc. and Daniel Herlo personally known to me to be the Secretary of said corporation, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing 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.

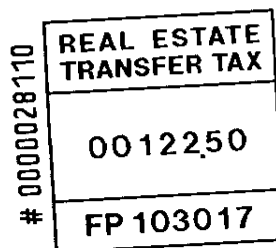
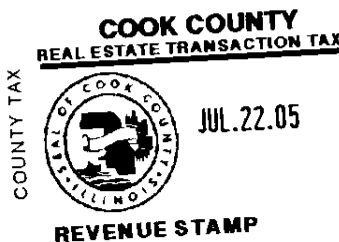
Given under my hand and official seal, this 18th day of July, 2005



(Notary Public)

Prepared By: Marty DeRoin
122 S. Michigan Ave., Suite 1800
Chicago, Illinois 60603-

Mail To:
Mark S. Kovatch
7062-78 N. Wolcott/1903-05 W. Estes, Unit 7076-3
Chicago, Illinois 60626
Name & Address of Taxpayer:
Mark S. Kovatch
7062-78 N. Wolcott/1903-05 W. Estes, Unit 7076-3
Chicago, Illinois 60626



UNOFFICIAL COPY

Exhibit A

LEGAL DESCRIPTION RIDER

UNIT **7076-3** TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN CASTLE MANOR CONDOMINIUMS AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. **0515203057**, IN PART OF SECTIONS 31 AND 32 AND ALL OF SECTION 30 IN TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The tenant of the subject unit either waived or failed to exercise the option to purchase the subject unit, or the tenant did not have an option to purchase the unit.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit 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 land described therein.

This deed is subject to all rights, easements, covenants, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

Subject to: covenants, conditions and restrictions of record, public and utility easements; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the year 2005 and subsequent years; purchaser's mortgage.