

UNOFFICIAL COPY

WARRANTY DEED
Statutory (Illinois)
(Corporation to Individual)



Doc#: 0522035335
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 08/08/2005 01:58 PM Pg: 1 of 3

THE GRANTOR

BROWN LINE ASSOCIATES, LTD.,
AN ILLINOIS CORPORATION
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 (\$10.00)
DOLLARS, and other good and valuable
considerations in hand paid, and pursuant
to authority given by the Board of
Directors of said corporation, CONVEYS
and WARRANTS to:

Elizabeth Placko
4516 N. Ashland #1E
Chicago, IL 60640

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

**SEE ATTACHED LEGAL
DESCRIPTION AND SUBJECT TO LANGUAGE**

Permanent Real Estate Index Number(s): 13-11-429-011-0000
Address(es) of Real Estate: 3309 W. Aislie, #2, Chicago, IL 60625

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 this 28 day of July, 2005.

Brown Line Associates, Ltd.
(Name of Corporation)

By [Signature]

44 829729-252-6212648 by

(3)

BOX 333-CP

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UNIT NUMBER 3309-2 IN THE AINSLIE PLACE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 1 AND 2 COLLINS AND GAUNTLETT'S NORTHWESTERN SUBDIVISION OF THE EAST 1/2 OF BLOCKS 22 AND 27 IN JACKSON'S SUBDIVISION OF THE SOUTH EAST 1/4 OF SECTION 11 AND THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED FEBRUARY 25, 2005 AS DOCUMENT NUMBER 0505645124, AND AMENDED BY INSTRUMENT RECORDED MARCH 1, 2005 AS DOCUMENT 0506019065; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

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

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.

SUBJECT ONLY TO THE FOLLOWING: Declaration of Condominium, provisions of the Condominium Property Act of Illinois; General taxes for 2004 final installment and subsequent years; building lines and building and liquor restrictions of record; zoning and building laws and ordinances; public and utility easements; public roads and highways; installments due after the date of closing of assessments established pursuant to the Declaration of Condominium; covenants and restrictions of record as to use and occupancy; party wall rights and agreements, if any; Purchaser's mortgage or trust deed, if any; acts done or suffered by or through the Purchaser.

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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 James Laukkonen personally known to me to be the President of the Brown Line Associates, Ltd. 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 their 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 28 day of July 2005

Commission expires 4/27/06

[Signature]
NOTARY PUBLIC

This instrument was prepared by Katherine Steffes 2476 W. Estes #2, Chicago, IL 60645
(Name and Address)

MAIL TO: Stephen E. Vargo
Name
77 W. Washington, Suite 1620
Address
Chicago, IL 60602
City, State and Zip

SEND SUBSEQUENT TAX BILLS TO:

ELIZABETH PLACKO
Name
3309 W. Ainslie #2
Address
Chicago, IL 60625
City, State and Zip

OR RECORDER'S OFFICE BOX NO. _____

STATE OF ILLINOIS
AUG.-1.05
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000008857
REAL ESTATE TRANSFER TAX
00192.00
FP 103032

COOK COUNTY
REAL ESTATE TRANSACTION TAX
AUG.-1.05
REVENUE STAMP

0000008936
REAL ESTATE TRANSFER TAX
00096.00
FP 103034

CITY TAX
CITY OF CHICAGO
AUG.-1.05
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000002952
REAL ESTATE TRANSFER TAX
0144.000
FP 103033