Warranty Deed

Doc#: 0522841141 Fee: \$26.50 Eugene "Gene" Moore AHSP Fee:\$10.00

Cook County Recorder of Deeds Date: 08/16/2005 12:07 PM Pg: 1 of 2

ILLINOIS

Above Space for Recorder's Use Only

THE GRANTOR(s) 824 Wast Superior Investment Group, Inc., of the City of Des Plaines, County of Cook State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and WARRANT(s) to Kirk Kittikamron, a single person, 311 Wilshire Drive East, Wilmette, Illinois 60091, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See Page 2 for Legal Description), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General Real Estate Taxes not rue and payable at the time of closing; the Act, the Condominium Documents, including all amendments and exhibit therato; applicable zoning and building laws and ordinances; acts done or suffered by Buyer or anyone claiming by, through o under Buyer; Easements, agreements, conditions, covenants and restrictions of record, if any; leases and licenses affecting ne Common Elements; Liens and other matters of title over which the title insurer is willing to insure without cost to Buyer. *

Permanent Real Estate Index Number(s): 17-08-210-004-0003

Address(es) of Real Estate: 824 W. Superior Avenue, Unit 611, PS#C, Chicago, Illinois 60622

824 West Superior Informed Group, Inc.	The date of this deed of conveyance is July
(SHAD)	(SEAL)
(SEAL)	(SEAL)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Alex Troyanovsky, President of 824 West Superior Investment Group, Inc. personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

(Impress Seal Here) (My Commission Exp

OFFICIAL SEAL LORI B KNEPRER en under my hand and official seal NOTARY PUBLIC - STATE OF ILLINOIS

ISSION EXPIRES:02/21/00

O By International Title Corporation

Page 1

UNOFFICIAL COPY

LEGAL DESCRIPTION

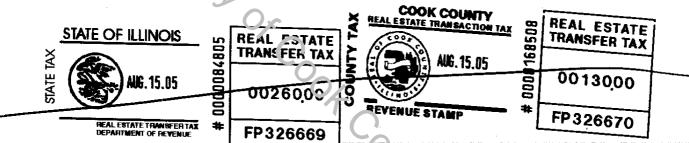
For the premises commonly known as 824 West Superior, Unit 611, PS#9, Chicago, Illinois 60622

UNIT NUMBER 611 and P-9, IN 824 WEST SUPERIOR CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 15 TO 20 INCLUSIVE IN BLOCK 7 IN RIDGELY'S ADDITION TO CHICAGO, A SUBDIVISION OF BLOCKS 5, 9, 10, 12, 15 AND 16 OF ASSESSOR'S DIVISION IN THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0514639057, TOGETHER WITH ITS UNDIVIDED INTEREST IN THE COMMON ELEMENTS, IN COCK COUNTY, ILLINOIS.

Parcel ID Number: 17-06-2:0-004 U/L



*"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 projectly 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 through the provisions of said Declaration were recited and stipulated at length herein."



This instrument was prepared by: Mitchell B. Ruchim & Associates, P.C. 3000 Dundee Road, #310 Northbrook, Illinois 60062

Send subsequent tax bills to: Kirk Kittikamron 824 W. Superior Avenue, Unit 611, PS#9 Chicago, Illinois 60622 Recorder-mail recorded document to: Barb Wheeler 6301 S. Cass Avenue, Suite 300 Westmont, Illinois 60559

