

UNOFFICIAL COPY



Chicago Title Insurance Company

WARRANTY DEED  
ILLINOIS STATUTORY  
(Corporation to Individual)



Doc#: 0523047024 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 08/18/2005 07:32 AM Pg: 1 of 3

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 ~~Bentley Seccombe, single~~ Debra C. Seccombe, (GRANTEE'S ADDRESS) 7062-78 N. Wolcott/1903-05 W. Estes, Unit 7078-2, Chicago, Illinois 60626 ND

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 7078-2, Chicago, Illinois 60626

In Witness Whereof, said Grantor has caused its corporate seal to be hereto annexed, and has caused its name to be signed to these presents by its President, and attested by its Secretary this 3rd day of Aug, 2005.

New City Builders, Inc.  
By Daniel Herlo  
Daniel Herlo  
President

Attest Daniel Herlo  
Daniel Herlo  
Secretary

CITY OF CHICAGO  
AUG. 15.05  
REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000015222  
REAL ESTATE TRANSFER TAX  
0180000  
FP 103018

STATE OF ILLINOIS  
AUG. 15.05  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000028980  
REAL ESTATE TRANSFER TAX  
0024000  
FP 103014

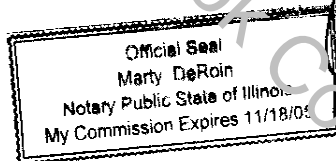
COOK COUNTY  
AUG. 15.05  
REAL ESTATE TRANSACTION TAX  
REVENUE STAMP

# 0000028701  
REAL ESTATE TRANSFER TAX  
0012000  
FP 103017

**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 3rd day of August, 2005



(Notary Public)

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

**Mail To:**

Bentan Seccambe  
 7062-78 N. Wolcott/1903-05 W. Estes, Unit 7078-2  
 Chicago, Illinois 60626

**Name & Address of Taxpayer:**

Bentan Seccambe  
 7062-78 N. Wolcott/1903-05 W. Estes, Unit 7078-2  
 Chicago, Illinois 60626

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## LEGAL DESCRIPTION RIDER

UNIT 7078-2 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.