

UNOFFICIAL COPY

1 of 3

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Doc#: 0523735412 Fee: \$30.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 08/25/2005 01:54 PM Pg: 1 of 4

WARRANTY DEED

Statutory (Illinois)

THE GRANTOR:

**THADDAEUS JAMES
DEVELOPMENT CORP.,**

an Illinois Corporation
of the City of Chicago, State
of Illinois for and in
consideration of Ten and
no/100 Dollars (\$10.00) in

hand paid, and other good and valuable consideration, CONVEYS and WARRANTS to

ADAM MOROSCHAN and ELIZABETH PORTER,

4700 N. Campbell, Unit 6, Chicago, Illinois 60625

not as tenants in common, ^{but} as tenants by the entirety, ~~but as joint tenants~~, the
following described Real Estate situated in the County of Cook, in the State of Illinois, to
wit:

With rights as survivorship

SEE LEGAL DESCRIPTION ATTACHED

Subject to the following permitted exceptions, if any,: covenants, conditions, and
restrictions of record; public and utility easements; general real estate taxes for 2004 and
subsequent years; the mortgage or trust deed and acts done or suffered by or through the
Purchaser.

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 as tenants in
common, ^{but} as tenants by the entirety, ~~but as joint tenants~~, forever.

AVE.

STREET ADDRESS: 4954 N. Winchester, Unit 3, Chicago, Illinois 60640

PIN: 14-07-416-013-0000

Grantor also hereby grants to the grantee, its successors and assigns, all rights and
easements appurtenant to the subject unit 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 easement 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.

(a) The tenant, if any, of the subject unit has waived or has failed to exercise the right of
first refusal; (b) The tenant of the unit had no right of first refusal; or (c) the purchaser of
the unit was the tenant of the unit prior to the conversion of the building to a
condominium.


BOX 333-CT

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Property of Cook County Clerk's Office

STATE TAX

STATE OF ILLINOIS



AUG. 23. 05

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE


0000009340

REAL ESTATE TRANSFER TAX
00195.00
FP 103032

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX



AUG. 23. 05


REVENUE STAMP

0000000020

REAL ESTATE TRANSFER TAX
00097.50
FP 103034

CITY TAX

CITY OF CHICAGO



AUG. 23. 05

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000003095

REAL ESTATE TRANSFER TAX
01462.50
FP 103033

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DATED THIS 13 DAY OF JUNE, 2005.

THADDAEUS JAMES DEVELOPMENT CORP.

By: 

Its President

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 JAMES L. MILLER, President of THADDAEUS JAMES DEVELOPMENT CORP., 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead. Given under my hand and official seal, this 13 day of June, 2005.


NOTARY PUBLIC



This instrument was prepared by Heidi Weitmann Coleman, 7301 N. Lincoln Ave., Suite 140, Lincolnwood, Illinois 60712.

Mail To:

Steve Witt
1 N. LaSalle, #3900
Chicago, IL 60602

Send Subsequent Tax Bills To:

Adam Moroschan & Elizabeth Porter
~~4954 N. Winchester, #3~~ 4954 N. Winchester, #3
Chicago, IL 60640

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STREET ADDRESS: 4954 N. WINCHESTER AVE UNIT 3

CITY: CHICAGO COUNTY: COOK

TAX NUMBER: 14-07-416-013-0000

LEGAL DESCRIPTION:

PARCEL 1: UNIT NUMBER 4954-3 IN THE VINTAGE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 1 IN BLOCK 3 IN NORTH RAVENSWOOD BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT RIGHT OF WAY OF CHICAGO AND NORTHWESTERN RAILROAD) IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 27, 2004 AS DOCUMENT NUMBER 0436219073; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACES S-1 THROUGH S-21 AS LIMITED COMMON ELEMENTS AS DELINEATED ON THE PLAT OF SURVEY RECORDED DECEMBER 27, 2004 AS DOCUMENT 0436219073, IN COOK COUNTY, ILLINOIS.

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