



200311-MTC-103-W.
WARRANTY DEED

CORPORATION to INDIVIDUAL
ILLINOIS STATUTORY

Doc#: 0523841035 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 08/26/2005 10:03 AM Pg: 1 of 3

MAIL TO:

Ivan Puljic
Huff & Gaines LTD.
10 South LaSalle Street
Chicago, Illinois 60603-1024

NAME/ADDRESS OF TAXPAYER:

Felicia Verone Centeno
Unit 101, 2239 North Lister
Chicago, Illinois 60614

RECORDER'S STAMP

The Grantor, **REDWOOD DEVELOPMENT, INC.**, an Illinois corporation, of Chicago, Illinois, for and in consideration of Ten and No/100ths (\$10.00) Dollars and other good and valuable consideration in hand paid, **CONVEYS and WARRANTS** to

FELICIA VERONES CENTENO

M.G.R. TITLE

of Chicago, Illinois, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

See legal description and subject to provisions on Exhibit "A" attached hereto and incorporated herein by reference.

Permanent Index Numbers: 14-31-205-008-0000 (affects Lot 26)
14-31-205-024-0000 (affects Lot 25, as well as underlying land -- i.e., Lots 23 and 24 to the south)

Commonly Known as: **UNIT 101**
2239 North Lister, Chicago, Illinois 60614

Dated this 12th day of August, 2005.

City of Chicago
Dept. of Revenue



Real Estate
Transfer Stamp

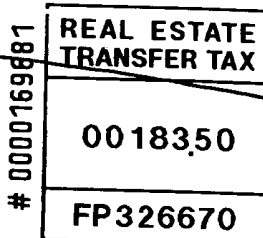
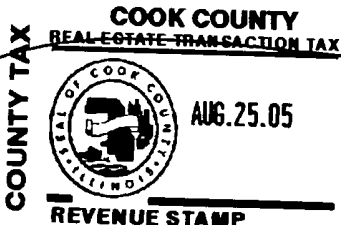
394593

\$2,752.50

08/25/2005 11:57 Batch 02292 12

REDWOOD DEVELOPMENT, INC.,
an Illinois corporation

By: x
Michelangelo Siracki
Its President/Secretary

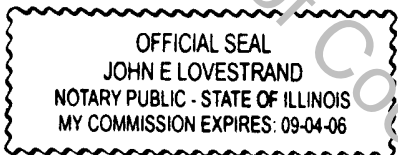


UNOFFICIAL COPY

State of Illinois)
) SS.
 County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Michelangelo Siracki**, President and Secretary of **REDWOOD DEVELOPMENT, INC.**, 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 he signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

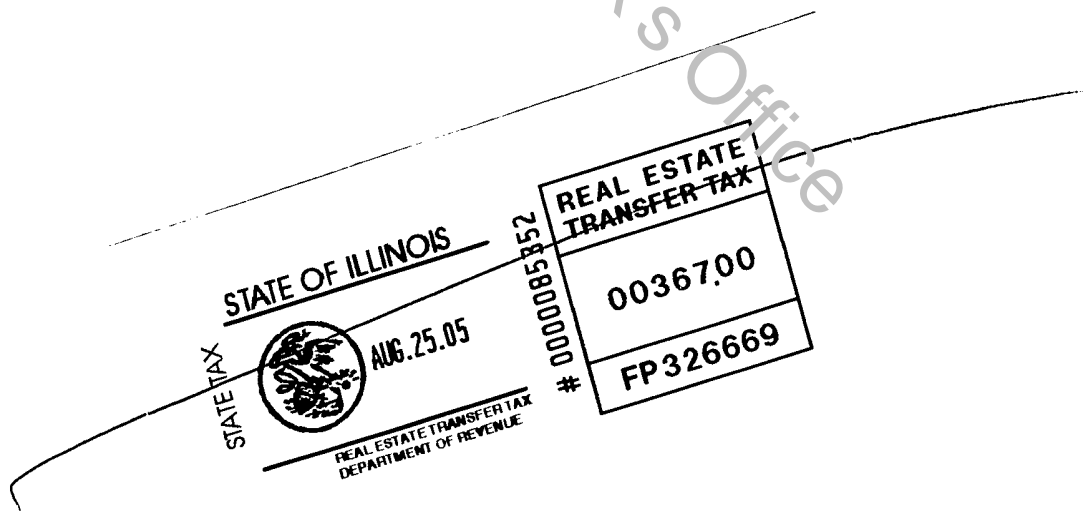
Given under my hand and official seal this 12th day of August, 2005.



John E. Lovstrand
 Notary Public

My commission expires: 9-4-2006

This instrument prepared by John E. Lovstrand
 PALMISANO & LOVSTRAND
 19 South LaSalle Street
 Suite 900
 Chicago, IL 60603



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EXHIBIT "A"

Parcel 1:

Unit 101 in the **2239 N. LISTER CONDOMINIUMS** as delineated on a survey of the following described property:

Lots 25 and 26 in Block 5 in Fullerton's Addition to Chicago, in the North ½ of the Northeast ¼ of Section 31, Township 40 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois,

which survey is attached to the Declaration of Condominium recorded as Document No. 0522918101, together with an undivided percentage interest in the Common Elements.

Parcel 2:

The exclusive right to use **Parking Space P - 6**, a limited common element as delineated on the survey attached to the aforementioned Declaration of Condominium.

Permanent Index Numbers: **14-31-205-008-0000** (affects Lot 26)

14-31-205-024-0000 (affects Lot 25, as well as underlying land -- i.e., Lots 23 and 24 to the south)

Commonly Known as: **2239 North Lister, Chicago, Illinois 60614**

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, 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.

THERE WERE NO TENANTS, AND THEREFORE NO RIGHTS OF FIRST REFUSAL, AT THE TIME OF SUBMISSION OF THE PROPERTY TO THE ACT.

SUBJECT TO: (1) general real estate taxes not due and payable at the time of closing; (2) the Act and Code; (3) the Condominium Documents, including all amendments and exhibits thereto; (4) applicable zoning and building laws and ordinances; (5) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (6) utility easements, if any, whether recorded or unrecorded; (7) covenants, conditions, restrictions, encroachments and easements of record.