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WARRANTY DEED

Statutory - Illinois
Corporation to Individual

Doc#: 0524249058 Fee: \$28.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 08/30/2005 03:36 PM Pg: 1 of 3

6707248 1/2 pm

FREEDOM TITLE CORP.

WARRANTY DEED

THE GRANTOR, SCHILLACI BIRMINGHAM DEVELOPMENT, 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 and 00/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, and pursuant to the authority given by its Board of Directors, CONVEYS and WARRANTS to EDWIN VAN DUSEN, an unmarried person, 1506 North Sedgwick, Chicago, Illinois 60610, the following described real estate situated in Cook County, Illinois; to wit:

PARCEL 1:

UNIT 1S 1N IN THE 1506-1508 NORTH SEDGWICK CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0521345068 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE RIGHT TO THE USE OF PARKING SPACE NUMBER P-8, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0521345068

3-

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED THEREIN, 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.

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SUBJECT TO: (a) general real estate taxes for the previous and current year not then due and for subsequent years including taxes which may accrue by reason of new or additional improvements; (b) special taxes or assessments for improvements not yet completed; (c) easements, covenants, restrictions, agreements, conditions and building lines of record; (d) the Condominium Property Act; (e) the Plat; (f) the terms, provisions and conditions of the condominium documents, including all amendments and exhibits thereto; (g) applicable zoning and building laws, building and building line restrictions, and ordinances; (h) public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; (i) streets and highways; (j) plats of dedication and plats of subdivision and covenants thereon thereto; and (k) installments of regular assessments due after this date established pursuant to the Declaration of Condominium.

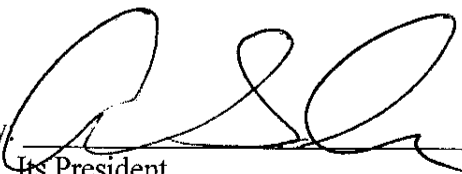
to have and to hold said premises, forever.

P.I.N.: 17-04-111-033-0000 and 17-04-111-034-0000

Address of real estate: 506 North Sedgwick – Unit 1S
Chicago, Illinois 60610

IN WITNESS WHEREOF, Schillaci Birmingham Development, Inc., an Illinois corporation, has caused its corporate seal to be affixed hereunder and has caused its name to be signed to these presents by its President and attested by its Secretary this 29th day of June, 2005.

SCHILLACI BIRMINGHAM DEVELOPMENT, INC.

By: 
Its President

ATTEST:

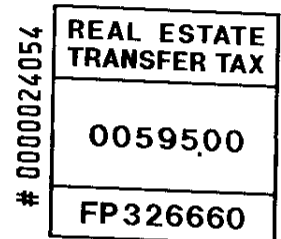
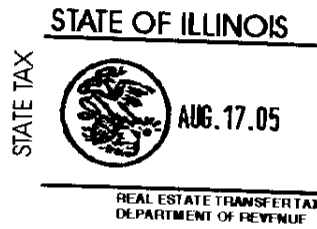
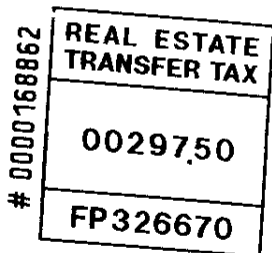
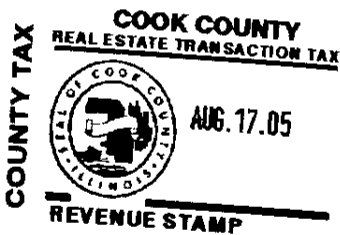
By: 
Its Secretary

City of Chicago
Dept. of Revenue



Real Estate
Transfer Stamp
\$4,462.50

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08/17/2005 11:24 Batch 06259 23



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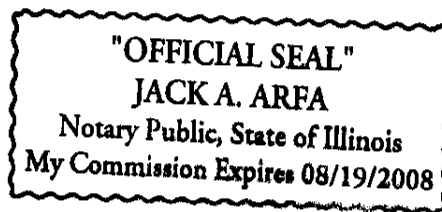
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY THAT Anthony Schillaci, President of Schillaci Birmingham Development, Inc., an Illinois Corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such President, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 29th day of June, 2005.



NOTARY PUBLIC



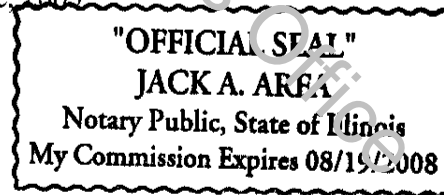
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY THAT Peter Birmingham, Secretary of Schillaci Birmingham Development, Inc., an Illinois Corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Secretary, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act, for the uses and purposes therein set forth; and said Peter Birmingham did also then and there acknowledge that he, as custodian of the corporate seal of said corporation, did affix said corporate seal of said corporation to said instrument as his own free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 29th day of June, 2005.



NOTARY PUBLIC



This instrument was prepared by Jack A. Arfa, 77 West Washington Street, Suite 613, Chicago, Illinois 60602.

Send subsequent tax bills to Edwin Van Dusen, 1506 North Sedgwick, Unit 1S, Chicago, Illinois 60610.

Mail to Marie I. Murphy, 2332 North Milwaukee Avenue, Suite 104, Chicago, Illinois 60647.