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Warranty Deed
Statutory (ILLINOIS)
(Corporation to Individual)



Doc#: 0524533024 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 09/02/2005 07:31 AM Pg: 1 of 4

THE GRANTOR(S)

Above Space for Recorder's use only

BRODERICK & DENNIS DEVELOPERS, INC., An Illinois 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 the sum of (\$10) TEN DOLLARS, in hand paid, and pursuant to authority given by the Board of DIRECTORS of said corporation, CONVEYS and WARRANTS to

CHARLES BITAUTAS, 5151 SOUTH NAGLE, CHICAGO, ILLINOIS 60638

the following described Real Estate situated in the County of in the State of Illinois, to wit:

SEE ATTACHED

Permanent Index Number (PIN): **19-06-300-036-0000** (affects underlying land)

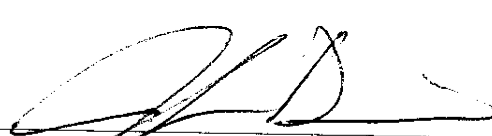
Address(es) of Real Estate: **4311 SOUTH HARLEM AVENUE, UNIT 1, STICKNEY, IL 60402**

SUBJECT TO: covenants, conditions, and restrictions of record,

Document No.(s): and to General Taxes for 2004 and subsequent years.

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

By


Jennifer Dennis, President
Broderick & Dennis Developers, Inc.

VILLAGE OF STICKNEY

REAL ESTATE TRANSFER TAX

DATE 08-03-2005

AMOUNT PAID \$ 580.00

BOX 334 CTI

4LC
ERHS

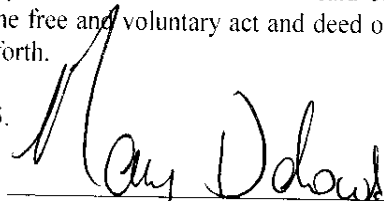
CT. 822 1/3 L
25079700
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State of Illinois, County of Cook ss. I, the undersigned, a Notary Public In and for the County and State aforesaid, DO HEREBY CERTIFY that Jennifer Dennis personally known to me to be President of the corporation, and personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such President and Secretary, they signed, sealed and delivered the said instrument and caused the corporate seal of the 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 corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 3rd day of August, 2005.

Commission expires: 03-26-2009



NOTARY PUBLIC

This instrument was prepared by: John Farano, Jr., 7836 West 103rd Street, Palos Hills, Illinois 60465

MAIL TO:

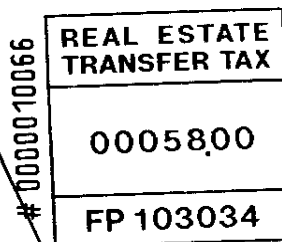
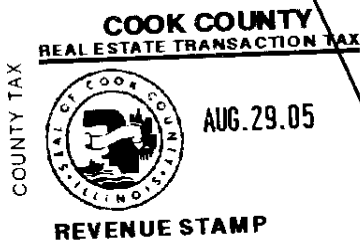
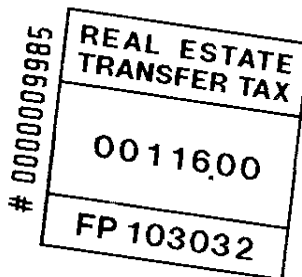
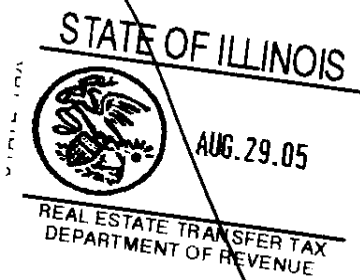
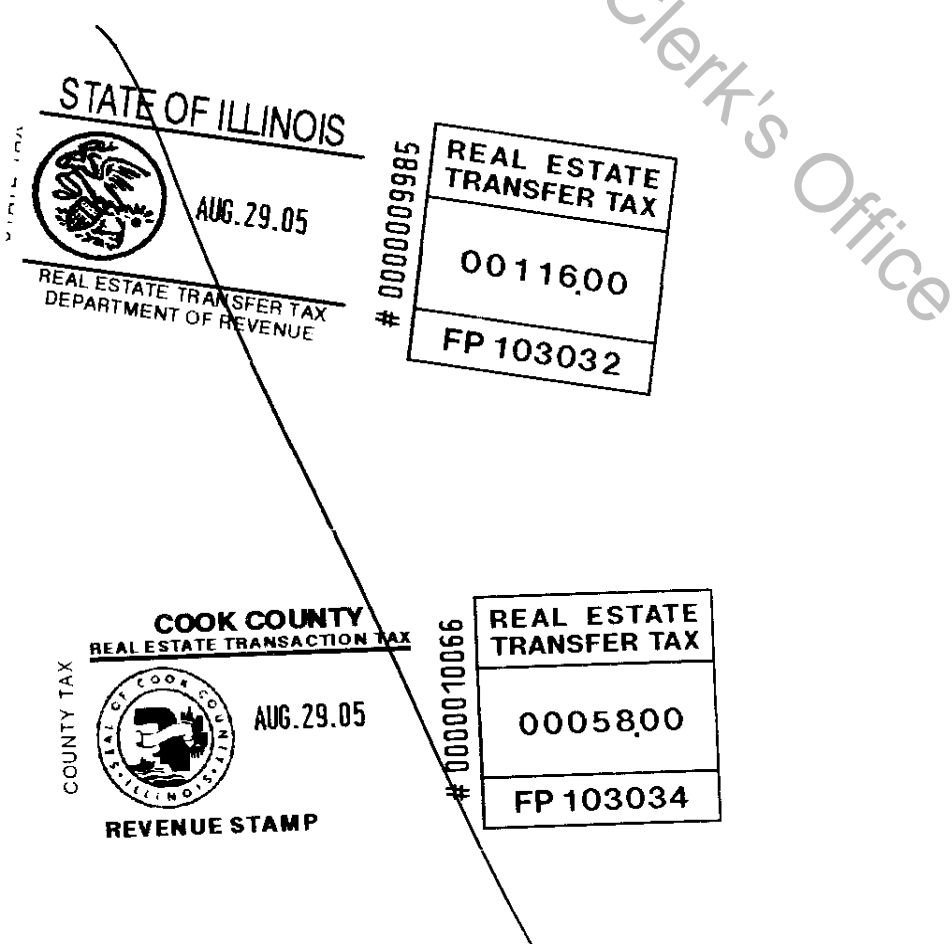
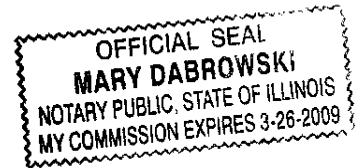
CHARLES BITAUTAS
4311 SOUTH HARLEM AVENUE
UNIT 1
STICKNEY, IL 60402

SEND SUBSEQUENT TAX BILLS TO:

CHARLES BITAUTAS
4311 SOUTH HARLEM AVENUE, UNIT 1
STICKNEY, IL 60402

OR

Recorder's Office Box No. _____



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UNIT NUMBER 1 IN 4311 S. HARLEM AVENUE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

PARCEL 1:

LOT 25 AND THE SOUTH 12.50 FEET OF LOT 26 IN PREROST EDGEWOOD HOMES 2ND ADDITION BEING A SUBDIVISION OF BLOCK 29 (EXCEPT THE EAST 375 FEET THEREOF) IN CIRCUIT COURT PARTITION OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 6, 1959 AS DOCUMENT NUMBER 17530729 IN COOK COUNTY, ILLINOIS

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS AND EXHIBIT 'A' THERETO ATTACHED RECORDED AS DOCUMENT 17655504 AND AS CREATED BY DEED MADE BY THE CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AN ILLINOIS CORPORATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 3, 1957 AND KNOWN AS TRUST NUMBER 39367 TO JOSEPH KUPP DATED DECEMBER 28, 1962 AND RECORDED JANUARY 8, 1963 AS DOCUMENT NUMBER 18691200 FOR INGRESS AND EGRESS FOR VEHICULAR AND PEDESTRIAN USE OVER, UNDER AND ACROSS THE EAST 12 FEET AS MEASURED AT RIGHT ANGLES TO THE EAST LINE OF LOTS 17 TO 32 BOTH INCLUSIVE IN PREROST EDGEWOOD HOMES 2ND ADDITION AFORESAID (EXCEPT THAT PART THEREOF FALLING IN PARCEL 1) ALL IN COOK COUNTY, ILLINOIS

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 25, 2005 AS DOCUMENT NUMBER 0511539025; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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EXHIBIT "B"

THE TENANT OF UNIT 1 HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

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, 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 THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

Property of Cook County Clerk's Office