

UNOFFICIAL COPY



WARRANTY DEED
ILLINOIS STATUTORY
(CORPORATION to INDIVIDUAL)

Doc#: 0525141076 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 09/08/2005 11:48 AM Pg: 1 of 3

M.G.R. TITLE

2003308
MIC
10/5/05

The Grantor, **KILLARNEY 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 & No/100 Dollars, and other good and valuable consideration in hand paid, and pursuant to authority given by Board of Directors of said corporation, **CONVEYS AND WARRANTS** to

PETER C. BUCCIARELLI

of the City of Chicago, State of Illinois, the following Real Estate situated in the County of Cook in the State of Illinois, to wit:

**See Legal Description & Subject to provisions
attached hereto as Exhibit "A" and incorporated herein by reference**

Address of Real Estate: **Unit 3**
2068 North Humboldt, Chicago, Illinois 60647

Permanent Index Number: **13-36-116-040-0000**

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its President and Secretary this 6th day of September, 2005.

KILLARNEY DEVELOPMENT, INC.,
an Illinois corporation

BY: Edward McCarthy
EDWARD McCARTHY, President

ATTEST: Mary Foley
MARY FOLEY, Secretary

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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 EDWARD McCARTHY personally known to me to be the President of KILLARNEY DEVELOPMENT, INC., an Illinois corporation, and MARY FOLEY, personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose name are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Secretary they signed and delivered the said instrument, 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 6th day of September, 2005.

John E. Lovestrand
NOTARY PUBLIC
My commission expires: 9-4-2006

Prepared By:

John E. Lovestrand
PALMISANO & LOVETRAN
19 South LaSalle Street
Suite 900
Chicago, Illinois 60603



Mail To:

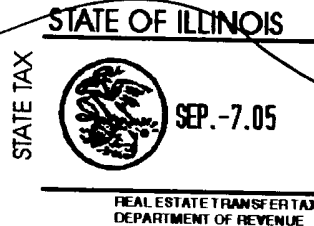
~~Charles R. Casper
ATTORNEY AT LAW
521 S. LaGrange Road
LaGrange, Illinois 60525~~

City of Chicago
Dept. of Revenue
396013
09/07/2005 10:42 Batch 02296 5

Real Estate
Transfer Stamp
\$2,737.50

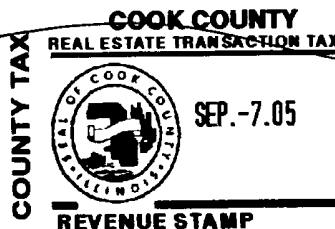
Name and Address of Taxpayer:

MAIL TO:
Peter C. Bucciarelli
2068 North Humboldt
Unit 3
Chicago, Illinois 60647



REAL ESTATE TRANSFER TAX
00365.00
FP326660

0000025374



REAL ESTATE TRANSFER TAX
00182.50
FP326670

0000170951

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EXHIBIT "A"

Parcel 1:

Unit 3 in the **2068 N. HUMBOLDT CONDOMINIUMS** as delineated on a survey of the following described property:

Lot 21 in Palmer Place Addition, being a Subdivision of part of the Southwest ¼ of the Northwest ¼ of Section 26, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois,

which survey is attached to the Declaration of Condominium recorded as Document No. **0511239052** together with an undivided percentage interest in the Common Elements.

Parcel 2:

The exclusive right to use **Parking Space P-7**, a limited common element as delineated on the survey attached to the aforementioned Declaration of Condominium.

Permanent Index Number: **13-36-116-040-0000** (undivided)

Commonly Known as: **Unit 3, 2068 N. Humboldt, Chicago, Illinois 60647**

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 WAS NO TENANT OF THIS UNIT, AS THIS IS A NEW CONSTRUCTION CONDOMINIUM, AND THEREFORE THERE WAS NO RIGHT OF FIRST REFUSAL.

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.