# 120 ts x 0 00

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### WARRANTY DEED

This Indenture, made this
12th day of August, 2005,
between Desmond Builders, Inc.,
an Illinois Corporation
created and existing
under the State of Illinois
under and by virtue of
the laws of the State
of Illinois and duly
authorized to transact
business in the State
of Illinois, party of
The first part, and
Kelly Devis,



Doc#: 0525233202 Fee: \$30.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 09/09/2005 01:17 PM Pg: 1 of 4

Kelly Davis,
of the second part,
WITNESSETH, that the party
of the first part, for
and in consideration
of the sum of Ten 00/100
Dollars (10.00) and good
and valuable consideration
in hand paid by the party of

in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to the power bestowed by the authority of the President and the Secretary thereof, by these presents does REMISE, RELEASE, ALIEN, CONVEY and WARRANT unto the party of the second part, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois unknown and described as follows, to wit:

+ BRHS ERHS

### LEGAL DESCRIPTION

### PARCEL 1:

UNIT NUMBER 3 IN THE 1510 NORTH BOSWORTH CONDOMINIUM. AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 30 IN HURFORD'S SUBDIVISION OF THE WEST 12 OF BLOCK 5 IN CANAL TRUSTEES' SUBDIVISION IN THE WEST 12 OF SECTION 5, TOWNSHIP 39 NORT 1, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0514044050, TOGETHER WITH ITS UNDIVIDED PERCENTAGE IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-3, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0514044050.

Together with all and singular the hereditament and appurtenances thereuntc belonging, or in anyway appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or in equity, of, in and to the above described premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

(a) General real estate taxes not yet due and for subsequent years not yet

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due.

- (b) Easements, covenants, restrictions, agreements, conditions, and building lines of record and party wall rights;
- (c) The Declaration for the 1510 North Bosworth Condominium (the Declaration"), including all Exhibits thereto, as amended from time to time;
- (d) The Illinois Condominium Property Act;
- (e) The Plat of Survey attached as Exhibit "D" to the Declaration aforesaid;
- (f) Applicable Zoning and Building Laws and Ordinances;
- (g) Public utility easements, if any;
- (h) Grantae's Mortgage, if any;
- (i) Acts dore or suffered by Grantee, or anyone claiming under the Grantee.

Permanent Real Frate Index Number(s): 17-05-100-041-0000

Address of Real Estate: 1510 N. BOSWORTH, UNIT 3, P-3, CHICAGO, ILLINOIS 60622

In Witness Whereof, the affiant has caused his signature to be affixed hereto, this  $12^{th}$  day of August. 2005.

Desmind Builders, Inc. an Illino's Corporation

Bv

President, Aidan Desmond

State of Illinois)
) SS
County of Cook )

I, the undersigned, a notary public in and for said County, in the little aforesaid, DO HEREBY CERTIFY that Aidan Desmond personally known to me to be the President of Desmond Builders, Inc, and 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 severally acknowledged that he signed and delivered the said instrument as Desmond Builders, Inc and caused the company seal of said corporation to be affixed thereto, pursuant to authority, given by the members of said company as their free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

GIVEN under may hand and official seal, this 12th day of August, 2005.

NOTARY PUBLIC

Send Subsequent Tax Bills to:

Name Douts

1510 N. BOSWORTH, #3

CHICAGO IL 60622 City, State and Zip Send Deed To:

THOMAS HAWBECKER

35 S CARFIELD

HINSOME IL 6052/ City, State and Zip

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## Prepared by:

John D. Colbert & Associates Attorneys at Law 4000 N. Lincoln Ave. Suite 201 Chicago, Illinois 60618 773-435-0173

