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Doc#: 0525841072 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/15/2005 12:12 PM Pg: 1 of 3

WARRANTY DEED
CORPORATION to INDIVIDUAL
ILLINOIS STATUTORY

MAIL TO:

Dick Mortell, Jr.
ATTORNEY AT LAW
707 Skokie Blvd., Suite 505
Northbrook, Illinois 60062

NAME/ADDRESS OF TAXPAYER:

Jonathan B. Kane
Unit 101, 2243 North Lister
Chicago, Illinois 60614

RECORDER'S STAMP

The Grantor, **VANDANCE 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

JONATHAN B. KANE

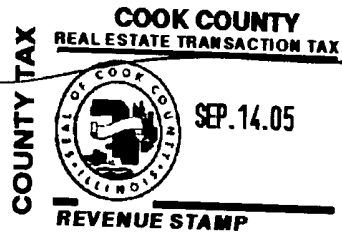
of Chicago, Illinois, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

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

Permanent Index Number: **14-31-205-007-0000** (affects both Lots 27 and 28)

Commonly Known as: **Unit 101**
2243 North Lister Avenue, Chicago, Illinois 60614

Dated this 25th day of August, 2005.



REAL ESTATE TRANSFER TAX
00177.50
FP326670

VANDANCE DEVELOPMENT, INC.,
an Illinois corporation

By: x
Adam Kopec
Its President/Secretary

City of Chicago
Dept. of Revenue
Real Estate Transfer Stamp
\$2,662.50
09/14/2005 10:23 Batch 11896 32



M.G.R. TITLE
MERCURY TITLE COMPANY, L.L.C.

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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 **Adam Kopec**, President and Secretary of **VANDANCE 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 25th 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

STATE TAX	STATE OF ILLINOIS	# 0000086446	REAL ESTATE TRANSFER TAX
	SEP. 14. 05		00355.00
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP326669

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PARCEL 1:

UNIT 101 IN THE 2243 N. LISTER CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 27 AND 28 IN BLOCK 5 IN FULLERTON'S ADDITION TO CHICAGO, IN THE NORTH 1/2 OF THE NORTHEAST 1/4 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 0523803119, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACES P-6 A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0523803119.

Permanent Index Number: **14-31-205-007-0000** (affects both Lots 27 and 28)

Commonly Known as: **2143 North Lister Avenue, 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.