

UNOFFICIAL COPY



First American Title Insurance Company

WARRANTY DEED
ILLINOIS STATUTORY
Corporation to Individual

FIRST AMERICAN
File # 1242372
12



Doc#: 0534126077 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/07/2005 11:30 AM Pg: 1 of 3

THE GRANTOR, 7000 DORCHESTER LLC, an Illinois limited liability company, a corporation created and existing under and by virtue of the laws of the State of IL and duly authorized to transact business in the state of IL, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEY(S) and WARRANT(S) to GIUSEPPE ESPOSITO of 1631 78th AVENUE, ELMWOOD PARK, IL 60707 of the County of COOK, the following described Real Estate situated in the County of COOK in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: General taxes for the year "2004" and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) "2004"

Permanent Real Estate Index Number(s): 20-23-421-003-0000, 20-23-421-004-0000, 20-23-421-012-0000
Address(es) of Real Estate: 7000-7006 SOUTH DORCHESTER 7000-3, P-21, CHICAGO, IL 60637

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its, and attested by its AGENT this

3RD day of November, 20 05.

7000 DORCHESTER LLC, an Illinois limited liability company

Attest



KEVIN WERNER
AGENT

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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 , personally known to me to be the of the 7000 DORCHESTER LLC, an Illinois limited liability company and KEVIN WERNER, personally known to me to be the AGENT of said corporation, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such and they signed and delivered the said instrument and caused the corporate seal of said 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 said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 3rd day of November, 20 05.

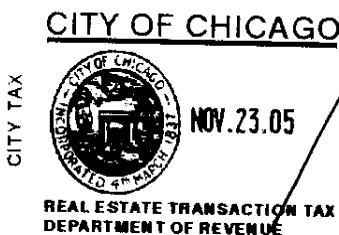
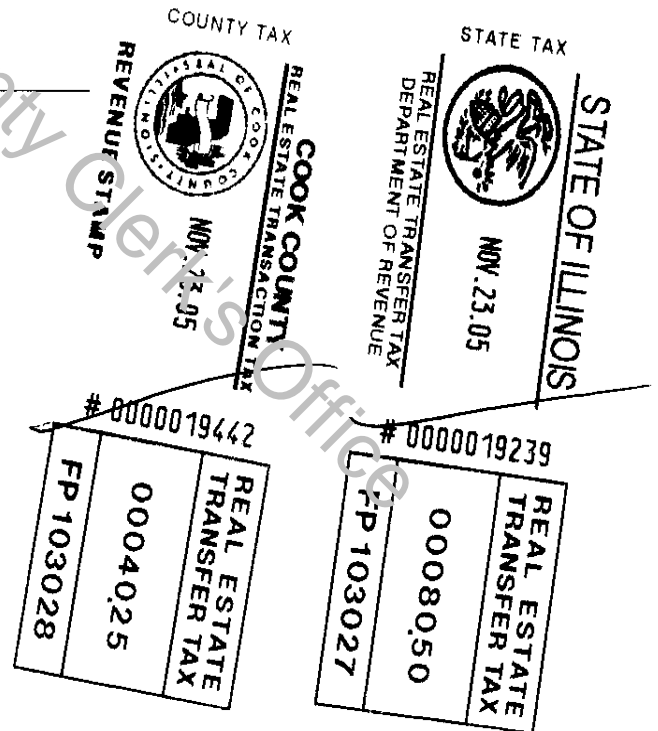


[Signature] (Notary Public)

Prepared by:
MARK J. HELFAND
180 NORTH LASALLE - SUITE 1916
CHICAGO, IL 60601

Mail To:
LAW OFFICES OF GREGORY G. CASTALDI, P.C.
GREGORY G. CASTALDI
5521 NORTH CUMBERLAND AVENUE - SUITE 1109
CHICAGO, IL 60656

Name and Address of Taxpayer:
GIUSEPPE ESPOSITO
1631 78th AVENUE
ELMWOOD PARK, IL 60707



REAL ESTATE TRANSFER TAX
0060375
FP 102812

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Exhibit "A" – Legal Description

PARCEL 1:

UNIT NO. 7000-3, IN DORCHESTER SHORE CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 1 TO 4, BOTH INCLUSIVE, AND THAT PART OF LOTS 40 TO 48, BOTH INCLUSIVE, ALL IN BLOCK 5, LYING NORTHEASTERLY OF A LINE 20 FEET NORTHEASTERLY OF AND PARALLEL WITH THE CENTER LINE OF THE NORTHBOUND MAIN TRACT OF THE ILLINOIS CENTRAL RAILROAD, IN SCAMMEN AND DICKEY'S SUBDIVISION, BEING A SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (LYING EAST OF THE ILLINOIS CENTRAL RAILROAD) WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED OCTOBER 3, 2005, AS DOCUMENT NO. 0527645010, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NO. P-21 AS A LIMITED COMMON ELEMENT, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, RECORDED OCTOBER 03, 2005 AS DOCUMENT NO. 0527645010.

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

TENANT WAIVED OR FAILED TO EXERCISE THEIR RIGHT OF FIRST REFUSAL.