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Andrea Griffin 526734
(19) WARRANTY DEED 21F3



Doc#: 0604702245 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/16/2006 12:59 PM Pg: 1 of 3

MERCURY TITLE COMPANY, L.L.C.

M.G.R. TITLE

THIS AGREEMENT, made this 31st day of January, 2006, between 2600 Hampden Building Corp., 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, GRANTOR, and EDWARD ESPINOZA AND ANA M. ^{ARIA} ESPINOZA of 1334 S. Home Ave., Berwyn, Illinois not as tenants in common but as joint tenants with rights of survivorship.

GRANTEE, WITNESSETH, that the GRANTOR, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) in hand paid by the GRANTEE, the receipt whereof is hereby acknowledged, and pursuant to the authority of the Board of Directors of said corporation, by these presents does CONVEY AND WARRANT unto the party of the GRANTEE, and to THEIR heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows to wit:

Above Space for Recorder's Use Only

See attached legal description.

2600 N. Hampden Court, Unit C2, S-3, Chicago, Illinois

PIN: 14-28-318-081-0000; 14-28-318-079-0000

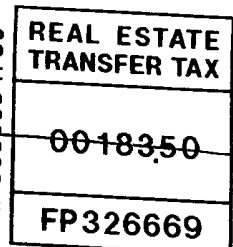
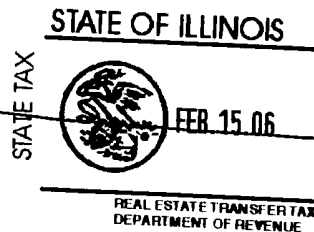
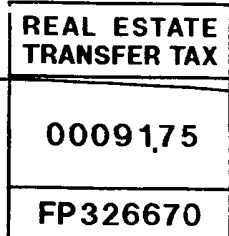
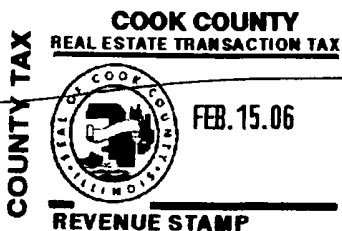
SUBJECT TO: (1) real estate taxes not yet due and payable, (2) special taxes or assessments for improvements not yet completed & other assessments or installments thereof not due & payable at the time of closing; (3) applicable zoning, planned unit development, and building laws or ordinances, encroachments, utility easements and agreements, covenants, conditions, restrictions, public and private easements and agreements of record; (4) the Declaration of Condominium for Hampden Park East Condominiums and all exhibits and amendments thereto; (5) the Deming Row Development Master Association; (6) provisions of the Condominium Property Act of Illinois; (7) acts done or suffered by Grantee, or anyone claiming, by, through or under Grantee; and (8) liens & other matters as to which the Title Insurer commits to insure Grantee against loss or damage.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed and has caused its name to be signed to these presents by its President the day and year first above written.

2600 Hampden Building Corp., an Illinois Corporation

BY: [Signature]
Richard Wexner, President

Real Estate Transfer Stamp
\$1,376.25
419150
City of Chicago
Dept. of Revenue
02/15/2006 14:19 Batch 02287 54

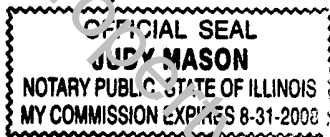


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State of Illinois)
) ss
County of Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Richard Wexner, personally known to me to be the President of 2600 Hampden Building Corp., an Illinois Corporation, 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 as such President he signed and delivered the said instrument, pursuant to authority, given by the Board of Directors of said corporation as his 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 31st day of January, 2006.



Judy Mason

Notary Public

This Instrument was prepared by Brown, Udell & Pomerantz, 1332 N. Halsted Street Suite 100, Chicago, IL.
Mail to:
Robert Lovero
6536 W. Cermak Road
Berwyn, Illinois 60402

Send subsequent tax bills to:
EDWARD ESPINOZA AND ANA M. ESPINOZA
2600 N. Hampden Court, Unit C-2, S-3
Chicago, IL 60614

Office of Cook County Clerk's Office

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Legal Description

PARCEL 1:

UNIT C2 IN THE HAMPDEN PARK EAST CONDOMINIUMS, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 48 EXCEPT THE EASTERLY 16.0 FEET THEREOF; ALL OF LOT 49 AND THE EASTERLY 16.0 FEET OF LOT 50 IN THE SUBDIVISION OF PART OF OUTLOT "B" IN WRIGHTWOOD, A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

ALSO, THE EASTERLY 100.0 FEET OF LOT 8, EXCEPT THE NORTHERLY 44.0 FEET THEREOF, IN THE SUBDIVISION OF BLOCK 3 IN OUTLOT "A" IN WRIGHTWOOD, A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 28, 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 0522439057, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE LOCKER S-3, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0522439057, AS AMENDED FROM TIME TO TIME.

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.

GRANTOR HEREBY REPRESENTS THAT EITHER: THE TENANT OF UNIT HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL; THE TENANT OF UNIT HAD NO RIGHT OF FIRST REFUSAL.

Commonly known as 2600 N. Hampden Court, Chicago, Illinois.