

19

# UNOFFICIAL COPY

WARRANTY DEED

2016-05-28 10:20 AM



Doc#: 0606002013 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/01/2006 07:27 AM Pg: 1 of 2

THE GRANTOR Moran Development Ltd.,  
an Illinois 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 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS in fee simple unto

Bernice K. Smith, a single person of, P.O. Box 268918, Chicago, Illinois 60626.

all interest in the following described real estate in the County of Cook and State of Illinois to wit:

See reverse hereof for Legal Description

Permanent Index Number: 13-12-233-009-0000

Address of Real Estate: 2454 West Foster  
Unit 1E  
Chicago, Illinois 60625

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

TO HAVE AND TO HOLD said premises FOREVER.

Said Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the Grantor has caused its name to be signed by these presents by its Authorized Representative this 24 day of February, 2006

City of Chicago  
Dept. of Revenue  
421799  
02/27/2006 13:05 Batch 02293 34



Real Estate  
Transfer Stamp  
\$3,525.00

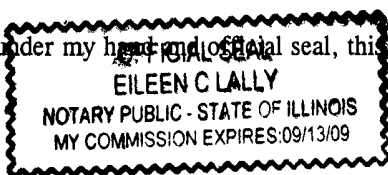
Moran Development, Ltd.,  
an Illinois corporation

By: [Signature]  
Authorized Representative

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Gregory B. Moran, Authorized Representative of Moran Development, Ltd., 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, sealed and delivered said instrument as his free and voluntary act, and as the free and voluntary act of Moran Development, Ltd., for the uses and purposes therein set forth.

Given under my hand and official seal, this 24 day of February, 2006.



[Signature]  
NOTARY PUBLIC

My commission expires on \_\_\_\_\_

M.G.R. TITLE

STATE TAX # 000032232	STATE OF ILLINOIS REAL ESTATE TRANSFER TAX FEB. 27. 06 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	REAL ESTATE TRANSFER TAX 0047000 FP326660	COUNTY TAX # 0000183872	COOK COUNTY REAL ESTATE TRANSFER TAX FEB. 27. 06 REVENUE STAMP	REAL ESTATE TRANSFER TAX 0023500 FP326670
	<b>UNOFFICIAL COPY</b>				

UNIT 1E IN THE 2454 WEST FOSTER CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

**EAST**

LOTS 22 AND 23 IN JOSEPH JAMES BUDLONG'S SUBDIVISION OF THE SOUTH ~~1/4~~ QUARTER OF THE SOUTH ~~1/4~~ OF THE SOUTHEAST ~~1/4~~ OF THE NORTHEAST ~~1/4~~ OF SECTION 12, 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 0605531014, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

## PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-1E AND STORAGE SPACE NONE, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0605531014.

"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEES, THEIR 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."

Subject to: (1) real estate taxes not yet due and payable; (2) applicable zoning, building laws and ordinances; (3) public utility easements; (4) private easements for pedestrian ingress and egress; provided they do not interfere with the Grantees use of the property; (5) provisions of the Municipal Code of Chicago; (6) provisions of the Condominium Property Act of Illinois (the "Act"); (7) all rights, easements, restrictions, conditions and reservations of record or contained in the Declaration or reserved by The 2454 West Foster Condominium Association (the "Association") to itself and its successors and assigns, for the benefit of all Unit Owners at the Condominium; (8) encroachments, if any, shown on the Plat of Survey attached to the Declaration; (9) assessments due to the Association after the Closing Date; and (10) such other matters as to which the Title Insurer commits to insure Grantee against loss or damage.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY.

Permanent Index Number: 13-12-233-009-0000

Address of Real Estate: 2454 West Foster, Unit 1E, Chicago, Illinois 60625

This instrument was prepared by: Eileen C. Lally, 111 West Washington, Suite 1401, Chicago, Illinois 60602

MAIL TO:

Peter Anthony Johnson, Esq.  
4 East Huron Street  
Chicago, Illinois 60611

SEND SUBSEQUENT TAX BILLS TO:

Bernice K. Smith  
2454 West Foster, Unit 1E  
Chicago, Illinois 60625