## **UNOFFICIAL COPY**

### WARRANTY DEED



Doc#: 0608045024 Fee: \$28.50 Eugene "Gene" Moore RHSP Fee: \$10.00 Cook County Recorder of Deeds
Date: 03/21/2008 08:31 AM Page 1 442

Date: 03/21/2006 08:31 AM Pg: 1 of 3 THE GRANTOR 1957 W. DICKENS , INC., AN ILLINOIS 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, for and in consideration of the sum of Ten----- DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of <u>Directors</u> of said corporation, <u>CONVEYS</u> and WARRANTS to ANDREW/HALLISSEY the following described Real Estate situated in the County of Cook in State of Illinois, to wit: AS PER ATTACHED: This is not Homestead Property of Grantor. Permanent Real Estate Index Number(s)14-31-213-002-0000 Address(es) of Real Estate: 1957 W. DICKENS, UNIT # 4 CHICAGO, 1'. 60614 SUBJECT TO: covenants, conditions and restrictions of record, and to General Taxes for 2005 and subsequent years. In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be Secretary, this 17TH day of President, and attested by its signed to these presents by its

	1957 W. DICKENS INC.,	AN ILLINOIS CORPORATION
Impress Corporate Seal		(Name of Corporation)
Here	President	
	Secretary	

ADE-DIOTA LOS

MARCH , 2006.

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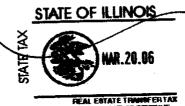
State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for the County and State
aforesaid Do HEREBY CERTIFY that <u>EDWARD H. GOBBO</u> personally known to me to be the
President of the 1957 W. DICKENS INC AN ILLINOIS CORP  corporation, and Secretary of said corporation , and personally known to me to be the same
parties whose names are subscribed to the foregoing instrument, appeared before me this day in person and
severally acknowledged that as such President and Secretary, they signed and delivered the said instrument and care of 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 (nightal seal, this 17TH day of MARCH, 2006.
Tober Jungar
Commission expires 2009.  NOTARY UBLICATION
Mo An Sign Control of the Control of
This instrument was prepared by JESS. E. FORREST 1400 RENAISSANGS OF THE STATE OF THE COST
PARK RIDGE, IL 60068  (Name and Address)  (Name and Address)
MAIL TO AND SEND SUBSEQUENT TAX BILLS TO:
ANDREW HALLISSEY
1957 W. DICKENS
UNIT#4 CHICAGO, IL 60614
CHICAGO, IL 00014
MAILTO' Jennifer Goldstine 1819 W. Spord
MATERIA IN GROOMS
STATE OF THE PARTY OF THE AREA OF THE PARTY
Chicago, FL 60622
City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
424829 \$3,112.50 03/20/2006 09:19 Batch 00759 56



REAL ESTATE TRANSFER TAX

00207,50

FP326670



REAL ESTATE
TRANSFER TAX

004 15.00

# FP326660

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#### PARCEL 1:

UNIT 4 IN THE 1957 W. DICKENS CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0523845080, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN SECTION 31,TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENTS KNOWN AS PARKING SPACE # AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0523845080

P.I.N.: 14-31-213-002-0000

COMMONLY KNOWN AS: UNIT NO. 4 1957 W. DICKENS, CHICAGO, IL 60614

GRANTOR ALSO HEREBY GRANTS (OTHE 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 AFORESAID, 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 THERE IN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION 7.1:E SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

THE TENANT OF THE UNIT HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

THE PURCHASER OF THE UNIT WAS THE TENANT OF THE UNIT PRIOR TO THE CONVERSION OF THE BUILDING TO A CONDOMINIUM.

SUBJECT TO: GENERAL REAL ESTATE TAXES AND SPECIAL ASSESSMENTS NOT DUE AND PAYABLE AT THE TIME OF CLOSING; APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES AND OTHER ORDINANCES OF RECORD; THE CONDOMINIUM DOCUMENTS, INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO, AND ALL OF THE COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS SET FORTH THEREIN; COVENANTS, CONDITIONS, RESTRICTIONS, BUILDING LINES AND OTHER MATTERS OF RECORD FILED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS; UTILITY EASEMENTS; ACTS DONE OR SUFFERED BY PURCHASER OR ANYONE CLAIMING BY, THROUGH OR UNDER PURCHASER; LEASES, LICENSES AND EASEMENTS RELATING TO LANDSCAPING, MAINTENANCE, REPAIR, SNOW REMOVAL, STORM WATER RETENTION, REFUSE OR OTHER SERVICES TO, FOR OR ON THE PROPERTY OR OTHERWISE AFFECTING THE COMMON ELEMENTS; TERMS AND PROVISIONS OF THE ILLINOIS CONDOMINIUM PROPERTY ACT.