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2066399 tmn
WARRANTY DEED

Corporation to Individual
Illinois Statutory

Doc#: 0610141115 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/11/2006 11:03 AM Pg: 1 of 3

Mail to:

1013

Shane E. Mowery
ATTORNEY IN LAW
2010 W. Potomac ~~Unit~~ Unit D
Chicago, Illinois 60622

Name/Address of Taxpayer:

AREUM CHAE
Unit 103, 908 North Elston Avenue
Chicago, Illinois 60622

RECORDER'S STAMP

The Grantor, 910 ELSTON, 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

AREUM CHAE, A SINGLE MAN AND
MELISSA KIM, A SINGLE WOMAN

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 Numbers: 17-05-412-037-0000; 17-05-412-038-0000; 17-05-412-039-0000;
17-05-412-040-0000; 17-05-412-041-0000; 17-05-412-042-0000;
17-05-412-043-0000; 17-05-412-044-0000; 17-05-412-045-0000;
17-05-412-046-0000

Commonly Known as: Unit 103, 908 North Elston Avenue, Chicago, Illinois 60622

Dated this 7th day of April, 2006.

910 ELSTON, INC.,
an Illinois corporation

By: x

Michelangelo Siracki
Its President

City of Chicago

Real Estate

Dept. of Revenue

Transfer Stamp

428066

\$2,441.25

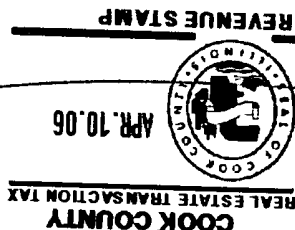
04/10/2006 10:40 Batch 11821 54

M.G.R. TITLE

MERCURY TITLE COMPANY, LLC.

FP326670
00-16275
REAL ESTATE TRANSFER TAX

0000187077



COUNTY TAX

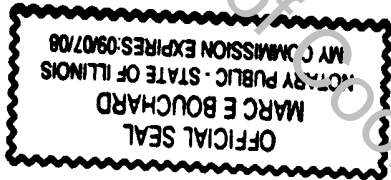


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State of Illinois)
) SS.
 County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Michelangelo Siracki**, President of **910 ELSTON, 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 7th day of April, 2006.




Marc Bouchard

 Notary Public

My commission expires: ~~9-4-2006~~ 9/7/08

This instrument prepared by John E. Lovestrand
 PALMISANO & LOVESTRAND
 19 South LaSalle Street
 Suite 900
 Chicago, IL 60603

STATE TAX	STATE OF ILLINOIS	# 0000092893	REAL ESTATE TRANSFER TAX
			0032550
	APR. 10. 06		FP326669
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		

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EXHIBIT "A"

Parcel 1:

Unit 103 in the **ELSTON CONDOMINIUMS** as delineated on a survey of the following described property:

Lots 26, 27, and that part of Lots 19, 22 and 23 lying south and west of right of way Chicago and Northwestern Railway in Block 11 in Elston Addition to Chicago, a subdivision in Section 5, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois;
and

Lots 30, 31, 34, 35 and 38 in Block 11 in Elston Addition to Chicago, a subdivision in Section 5, Township 39 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 No. 0604034050, together with an undivided percentage interest in the Common Elements.

Parcel 2:

The exclusive right to use **Parking Space G-11**, a limited common element as delineated on the survey attached to the Declaration of Condominium recorded as Document No. 0604034050.

Permanent Index Numbers: 17-05-412-037-0000; 17-05-412-038-0000; 17-05-412-039-0000;
 17-05-412-040-0000; 17-05-412-041-0000; 17-05-412-042-0000;
 17-05-412-043-0000; 17-05-412-044-0000; 17-05-412-045-0000;
 17-05-412-046-0000

Commonly Known as: **Unit 103, 908 North Elston Avenue, Chicago, Illinois 60622**

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.