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2067252 fmd
WARRANTY DEED
CORPORATION GRANTOR

Doc#: 0610341056 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 04/13/2006 10:13 AM Pg: 1 of 3

10/13

M.G.R. TITLE
MERCURY TITLE COMPANY, LLC.

The Grantor, C & F DEVELOPERS, INC., 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 and No/100 Dollars (\$10.00)

and other good and valuable consideration in hand paid, and pursuant to the authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to DUANE P. THOMPSON of 2404 HAY RAKE CT., HERNDON, VA 20171, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION RIDER FOR DEED

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **TO HAVE AND TO HOLD** said premises forever.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed by these presents by its President and attested by its President this 10th day of April 2006.

PIN: 14-20-407-010

COMMONLY KNOWN AS: 3535 N. RETA, UNIT 3, CHICAGO, IL 60657

C & F DEVELOPERS, INC.,
an Illinois corporation

By: Anna Coakley
ANNA COAKLEY, PRESIDENT

This Instrument Prepared By:

HAL A. LIPSHUTZ
867 W. BUCKINGHAM
CHICAGO, IL 60657

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Send subsequent tax bills to:

DUANE P. THOMPSON
3535 N. RETA, UNIT 3
CHICAGO, IL 60657



MAIL TO: CHRIS GOLUBA

399 WALL ST., UNIT H, GLENDALE HEIGHTS, IL 60139

STATE OF ILLINOIS)
COUNTY OF COOK)

STATE TAX

STATE OF ILLINOIS

APR. 12. 06

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000034612

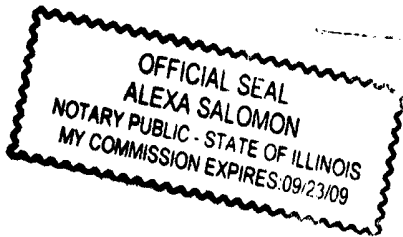
REAL ESTATE TRANSFER TAX
0049000
FP326660

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that ANNA COAKLEY, PRESIDENT of C & F DEVELOPERS, INC., an Illinois corporation, personally known to me to the same person whose name is subscribed to the foregoing instrument as such officer, appeared before me this day in person and acknowledged that she signed and delivered such instruments as her own free and voluntary acts and as the free and voluntary act of said corporation, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal, this 10th day of April 2006.

Alexa Salomon
Notary Public

My commission expires:



COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX

APR. 12. 06

REVENUE STAMP

0000187237

REAL ESTATE TRANSFER TAX
0024500
FP326670

City of Chicago
Dept. of Revenue
428324
04/11/2006 14:27 Batch 11822 81

Real Estate
Transfer Stamp
\$3,675.00



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LEGAL DESCRIPTION RIDER FOR DEED

PARCEL 1: UNIT 3 IN THE 3535 N. RETA CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 38 IN BENTON'S ADDISON STREET ADDITION IN THE EAST ½ OF THE SOUTH EAST 1/4 OF SECTION 20, 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 0610010030, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-3 AND STORAGE SPACE S-3, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0610010030.

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.

THIS DEED IS FURTHER SUBJECT TO: (a) general real estate taxes not due and payable at the time of Closing; (b) applicable zoning, building laws and ordinance; (c) the limitations and conditions imposed by the Act; (d) the limitations and conditions imposed by the Municipal Code of Chicago; (e) the Condominium Documents including all amendments and exhibits thereto; (f) covenants, conditions, declarations, restrictions and building lines of record; (g) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (h) encroachments, if any, as shown on the Plat of Survey to be attached as Exhibit "D" to the Declaration; (i) public utility easements; (j) installments due after Closing for assessments levied pursuant to the Declaration; (k) private easements; (l) party wall rights and agreements (m) matters over which the title company has agreed to insure.

GRANTOR CERTIFIES THAT NOTICE OF INTENT AS REQUIRED BY SECTION 30 OF THE ILLINOIS CONDOMINIUM PROPERTY ACT WAS NOT SERVED AS THERE WERE NO TENANTS AT THE PROPERTY.

PIN: 14-20-407-010

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