

UNOFFICIAL COPY



Doc#: 0611743130 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/27/2006 11:28 AM Pg: 1 of 3

WARRANTY DEED

Statutory (Illinois)

(Corporation to Individual)

J8335862/26428824
THE GRANTOR

1004

SOUTHPORT-FULLERTON
DEVELOPMENT GROUP, LTD., AN
ILLINOIS CORPORATION,
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 (\$10.00)
DOLLARS, and other good and valuable
considerations in hand paid, and pursuant
to authority given by the Board of
Directors of said corporation, CONVEYS
and WARRANTS to:

Brent E. Borio and Margaret M. Malone
1615 N. Burling #5
Chicago, IL 60614

as Joint Tenants with rights of
survivorship, not as Tenants in Common,
the following described Real Estate
situated in the County of Cook in State of
Illinois, to wit: (See attached legal
description.) 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 as Joint
Tenants with rights of survivorship not as Tenants in Common.

SEE ATTACHED LEGAL DESCRIPTION

Permanent Real Estate Index Number(s): 14-29-320-030-0000

Address(es) of Real Estate: 2420 N. Southport #3R, Chicago, IL 60614

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has
caused its name to be signed to these presents by its Chairman this 21 day of April, 2006.

Southport-Fullerton Development Group, Ltd.

(Name of Corporation)

By

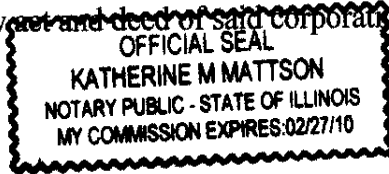
[Signature]

BOX 333-61

[Handwritten initials]

UNOFFICIAL COPY

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 George J. Cyrils personally known to me to be the Chairman of Southport-Fullerton Development Group, Ltd. 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 acknowledged that as such officer he signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation, as their 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 21 day of April, 2006

Commission expires 2/27/10

[Signature]
NOTARY PUBLIC

This instrument was prepared by Katherine Mattson 2901 Central St. #D, Evanston, IL 60201
(Name and Address)

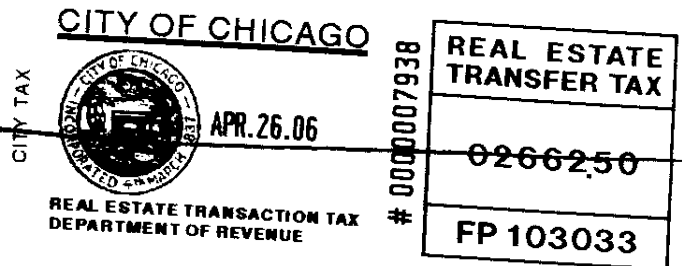
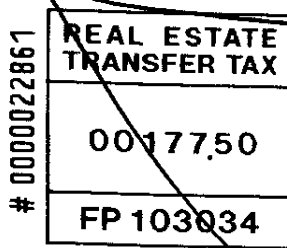
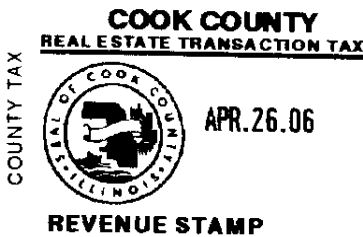
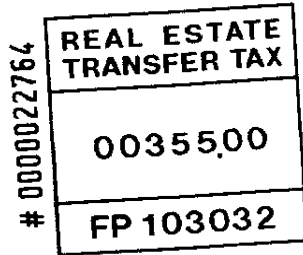
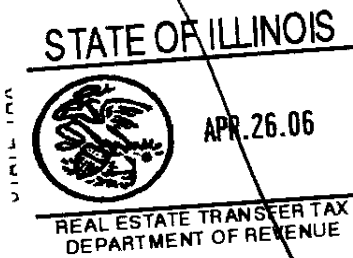
MAIL TO:

Jeffrey A. Angres
Name
1424 W. Division St.
Address
Chicago, IL 60622
City, State and Zip

SEND SUBSEQUENT TAX BILLS TO:

Brent E. Borio
Name
2420 N. Southport; #3R
Address
Chicago, IL 60614
City, State and Zip

OR RECORDER'S OFFICE BOX NO. _____



UNOFFICIAL COPY

PARCEL 1:

UNIT NUMBER 3R IN THE SOUTHPORT MANOR CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 16 AND THE SOUTH 1/2 OF LOT 15 IN BLOCK 1 IN WILLIAM HAHNES SUBDIVISION OF THE SOUTH EAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 7, 2006 AS DOCUMENT NUMBER 0609727011; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-1, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED APRIL 7, 2006 AS DOCUMENT NUMBER 0609727011

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

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, AFORESAID, AND GRANTOR RESERVES TO HIMSELF, 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 ONLY TO THE FOLLOWING, if any, so long as they do not interfere with Purchasers' use and enjoyment of the property as a condominium residence: terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments; public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of closing of general assessments established pursuant to the Declaration of Condominium