LUNOFFICIAL COPY

WARRANTY DEED

Ø612535312D

Doc#: 0612935312 Fee: \$28.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 05/09/2006 09:54 AM Pg: 1 of 3

STATUTORY ILLINOIS

55

3460

(Above Space for Recorder's Use Only)

THE GRANTOR, FRANCISNPOINT LLC. an Illinois limited liability company, of the City of CHICAGO, County of COOK, State of Illinois, for and in consideration of TEN AND NO/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(S) and WARRANT(S) to THE GRANTEE, HECTOR CRESPO,

Address of Grantee: 6331 Huntington; Chicago, Illinois 60646 the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION RIDER ATTACHED HERETO

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.

Grantor also hereby grants to Grantee, his successors and assigns, as rights and easements are internant 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 the rein.

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. Building, building lines and use or occupancy retrictions: zoning laws and ordinances: visible private and public roads and highways and easements therefore: easements for public utilities which do not underlied the improvements upon the property: and acts of the Grantee.

GENERAL TAXES for the year 2005 and subsequent years.

Permanent Real Estate Index Number(s): 13-36-232-021-0000

13-36-232-022-0000 13-36-232-023-0000 13-36-232-024-0000 underlying land

Address(es) of Real Estate: 2758 WEST FRANCIS PLACE – UNIT 104; CHICAGO, ILLINOIS 60647 DATED THIS: 1st day of May, 2006.

FRANCISNPOINT LLC, an Illinois limited liability company,

Saul Waimberk

BOX 333-CTI

# **UNOFFICIAL COPY**

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 SAUL WAIMBERK, 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 the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 1st day of May, 2006.

My commission expires.

(seal)

"OFFICIAL SEAL"
PUBLIC PHILIP M KISS
STATE OF
RLINOIS
COMMISSION EXPIRES 12/27/07

This instrument was prepared by:

PHILIP M. KISS, ATTORNEY AT LAW 114 WEST LAKE STREET

LIBERTYVILLE, ILLINC IS 60048

MAIL TO:

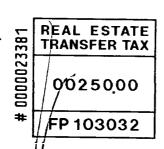
Robert Guzaldo, Esq. 6650 Northwest Highway Chicago, Illinois 60631

STATE OF ILLINOIS



MAY.-4.06

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE



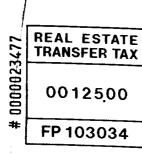




COUNTY TAX

HAY.-4.06

REVENUE STAMP





Hector Crespo <del>2758</del> West Francis Place — Un

Chicago, Illinois So 47

6331 h Hurryton

CITY OF CHICAGO
MAY.-4.06

REAL ESTATE TRANSACTION TAY



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## LEGAL DESCRIPTION RIDER

#### PARCEL A:

UNIT NUMBER 104 IN THE 2758-72 W FRANCIS PLACE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

### PARCEL 1:

LOT 5 IN W. O. COLE'S SUBDIVISION OF LOTS 7 TO 12 INCLUSIVE AND LOTS 19 TO 26 INCLUSIVE EN PLOCK 5 IN LEWIS STAVE'S SUBDIVISION OF THAT PART OF THE NORTHEAST 1/2 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERID'AN, LYING SOUTHWEST OF THE NORTHWESTERN PLANK ROAD, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

LOT 6 IN W. O. COLE'S SUBDIVISION OF LOTS 7 TO 12 AND 19 TO 26 ALL INCLUSIVE IN BLOCK 5 IN STAVE'S SUBDIVISION OF THAT PART OF THE NORTHEAST ¼ OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

#### PARCEL 3:

LOT 7 (EXCEPT THE REAR 5 FEET THEREOF RESERV FD FOR ALLEY) AND LOT 8 IN W. O. COLE'S SUBDIVISION OF LOTS 7 TO 12 AND 19 TO 26 ALL INCLUSIVE IN BLOCK 5 IN STAVE'S SUBDIVISION OF THAT PART OF THE NORTHEAST 44 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

### PARCEL 4:

LOT 1 IN BLOCK 6 IN ATTRILL'S SUBDIVISION OF PART OF BLOCKS 2, 3 AND 5 IN LEWIS STAVE'S SUBDIVISION OF 53 ACRES LYING SOUTH OF THE NORTHWEST MANK ROAD IN THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 28, 2005 AS DOCUMENT NUMBER 0533232057; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS

### PARCEL B:

THE EXCLUSIVE RIGHT TO THE USE OF PARK SPACE 11 AS A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION RECORDED NOVEMBER 28, 2005 AS DOCUMENT 0533232057.