

UNOFFICIAL COPY

WARRANTY DEED



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

V3 8346085-#6032818

Property of Cook County Clerk's Office

(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 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 therein.

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 restrictions: zoning laws and ordinances: visible private and public roads and highways and easements therefore: easements for public utilities which do not underlie 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,

By: Saul Waimberk
Saul Waimberk

BOX 333-CTI

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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 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)



Philip M Kiss
NOTARY PUBLIC


This instrument was prepared by: PHILIP M. KISS, ATTORNEY AT LAW
114 WEST LAKE STREET
LIBERTYVILLE, ILLINOIS 60048

MAIL TO:


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

SEND SUBSEQUENT TAX BILLS TO:


Hector Crespo
~~2758 West Francis Place - Unit 104~~
~~Chicago, Illinois 60647~~
6331 W Huntington
Chicago Ill 60646

STATE OF ILLINOIS
 MAY.-4.06
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000023381
REAL ESTATE TRANSFER TAX
00250.00
FP 103032

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
 MAY.-4.06
REVENUE STAMP

0000023477
REAL ESTATE TRANSFER TAX
00125.00
FP 103034

CITY TAX
CITY OF CHICAGO
 MAY.-4.06
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000008109
REAL ESTATE TRANSFER TAX
01875.00
FP 103033

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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 IN BLOCK 5 IN LEWIS STAVE'S SUBDIVISION OF THAT PART OF THE NORTHEAST ¼ OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, 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 RESERVED 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 ¼ 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 PLANK ROAD IN THE NORTHEAST ¼ 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.