

UNOFFICIAL COPY



Doc#: 0613741026 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/17/2006 10:27 AM Pg: 1 of 3

⑫ 2067659-UTC-1082.V.

WARRANTY DEED CORPORATION GRANTOR

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)

M.G.R. TITLE

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 NICOLE N. VAUGHAN AND BRYANT ROWE AN of 535 N. Michigan, Unit 3014, Chicago, IL 60611, not as Tenants in Common but as JOINT TENANTS, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

* Both Unmarried

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 not in Tenancy in Common but in JOINT TENANCY, 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 15th day of May 2006.

PIN: 14-20-407-010

COMMONLY KNOWN AS: 3535 N. RETA, UNIT 2, CHICAGO, IL 60657

City of Chicago
Dept. of Revenue



Real Estate
Transfer Stamp
\$3,600.00

C & F DEVELOPERS, INC.,
an Illinois corporation

438066

05/16/2006 10:40 Batch 11843 35

By:

Anna Coakley
ANNA COAKLEY, PRESIDENT

STATE OF ILLINOIS	
	MAY. 16.06
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	

REAL ESTATE TRANSFER TAX	
0048000	
# 0000094527	FP326669

COOK COUNTY REAL ESTATE TRANSACTION TAX	
	MAY. 16.06
REVENUE STAMP	

REAL ESTATE TRANSFER TAX	
0024000	
# 0000000325	FP 103042

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LEGAL DESCRIPTION RIDER FOR DEED

PARCEL 1: UNIT 2 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-2, A LIMITED COMMON ELEMENT, 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 ordinances; (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

COMMONLY KNOWN AS: 3535 N. RETA, UNIT 2, CHICAGO, IL 60657