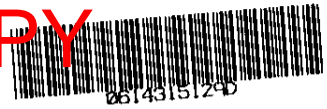


UNOFFICIAL COPY

GEORGE E. COLE
LEGAL FORMS

No. 608 REC
March 2000



Doc#: 0614315129 Fee: \$28.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/23/2006 12:40 PM Pg: 1 of 3

OGWT # 06-0245

WARRANTY DEED
Statutory (Illinois)
(Individual to Individual)

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

Above Space for Recorder's use only

THE GRANTOR 5058 KIMBALL DEVELOPMENT CORP.

of the city of Chicago County of Cook State of IL for and

in consideration of Ten and 00/100-- DOLLARS, and other good

and valuable considerations in hand paid,

CONVEY S and WARRANT S to Correda Rizer, a single woman
11727 S. Pecria Chicago, IL 60640

(Name and Address of Grantee)

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit A

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.
SUBJECT TO: covenants, conditions, and restrictions of record,

Document No.(s) _____;

_____ ; and to General Taxes for _____ and subsequent years.

Permanent Real Estate Index Number(s): part of 13-11-403-048-0000

Address(es) of Real Estate: 5058 N. Kimball Unit 3 Chicago, IL 60625

Dated this 22 day of May, 2006

PLEASE
PRINT OR
TYPE NAME(S)
BELOW
SIGNATURE(S)

_____(SEAL) (SEAL)

Alan McNea, President

_____(SEAL) (SEAL)

Damien Irwin, Secretary

UNOFFICIAL COPY

GEORGE E. COLE
LEGAL FORMS

Warranty Deed
Individual to Individual

Property of COOK COUNTY

STATE OF ILLINOIS

STATE TAX



MAY.23.06

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000036510

REAL ESTATE
TRANSFER TAX

00435.00

FP 326660

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX



MAY.23.06

REVENUE STAMP

REAL ESTATE
TRANSFER TAX

0000001042

0021750

FP 103042

City of Chicago
Dept. of Revenue



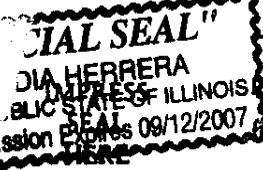
Real Estate
Transfer Stamp

441708

\$3,262.50

05/23/2006 11:35 Batch 03151 74

State of Illinois, County of Cook ss , the undersigned, a Notary Public in and for
said County, in the State aforesaid, DO HEREBY CERTIFY that Alan McNea and



Damien Irwin, President and Secretary, respectively

personally known to me to be the same persons whose names are subscribed to the

foregoing instrument, appeared before me this day in person, and acknowledged that that he
signed, sealed and delivered the said instrument as their 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 day of 20 06

Commission expires 9.12 20 07

NOTARY PUBLIC

This instrument was prepared by Robert Rothstein, Esq. 36 W. Randolph Chicago, IL 60601
(Name and Address)

MAIL TO: { Correda Rizer
(Name)
5058 N. Kimball Unit 3
(Address)
Chicago, IL 60625
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

Correda Rizer
(Name)
5058 N. Kimball Unit 3
(Address)
Chicago, IL 60625
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO.

UNOFFICIAL COPY**EXHIBIT A****PARCEL 1:**

UNIT 5058-3 IN 5058 N. KIMBALL CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 53 (EXCEPT THE SOUTH 5 FEET) AND THE SOUTH 10.47 FEET OF LOT 54 IN KRON'S SUBDIVISION OF THE EAST HALF OF BLOCK 7 AND THE EAST HALF OF BLOCK 10 IN JACKSON'S SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 11 AND THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE EAST 50 FEET OF THE WEST 158 FEET OF THE NORTH 183 FEET OF THE EAST HALF OF BLOCK 7 AFORESAID AND EXCEPT STREET'S HERETOFORE DEDICATED), IN COOK COUNTY ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND BY-LAWS, EASEMENTS, RESTRICTIONS AND COVENANTS RECORDED MARCH 21, 2006 AS DOCUMENT 0608034035, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-3, A LIMITED COMMON ELEMENT, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM OWNERSHIP AND BY-LAWS, EASEMENTS, RESTRICTIONS AND COVENANTS RECORDED MARCH 21, 2006 AS DOCUMENT 0608034035.

UNDERLYING PIN: 13-11-403-048-0000

COMMONLY KNOWN AS: 5058 N. KIMBALL UNIT 3, CHICAGO, IL

Subject to:

- 1) General Real Estate taxes for 2005, 2006 and subsequent years.
- 2) (A) TERMS, PROVISIONS, COVENANTS, CONDITIONS AND OPTIONS CONTAINED IN AND RIGHTS AND EASEMENTS ESTABLISHED BY THE DECLARATION OF CONDOMINIUM OWNERSHIP AND BY-LAWS, EASEMENTS, RESTRICTIONS AND COVENANTS RECORDED 03/21/06 AS DOCUMENT 0608034035, AND SAID DECLARATION AS IT MAY BE AMENDED FROM TIME TO TIME.
(B) LIMITATIONS AND CONDITIONS IMPOSED BY THE CONDOMINIUM PROPERTY ACT.
- 3) A 20 FOOT BUILDING LINE AS SHOWN ON PLAT OF SUBDIVISION.
- 4) VIOLATION OF THE 20 FOOT BUILDING LINE NOTED ABOVE BY APPROXIMATELY 3.25 FEET AS DISCLOSED BY SURVEY MADE BY DEAN R. CROUSE AND ASSOCIATED, INC., DATED 01/03/83, NO. 832609.
- 5) COVENANTS AND RESTRICTIONS CONTAINED IN AGREEMENT BETWEEN THEODORE KRON AND WIFE, AND JOHN BUCHLI AND WILLIAM TELL BUCHLI, DATED 08/24/1955 AND RECORDED 09/01/1955 AS DOCUMENT 5702514, RELATING TO THE LOCATION OF BUILDINGS TO BE ERECTED ON THE LAND.
- 6) APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES.
- 7) UTILITY EASEMENTS, WHETHER RECORDED OR UNRECORDED.