

UNOFFICIAL COPY

**WARRANTY DEED
Statutory (Illinois)
(Corporation to Individual)**

THE GRANTOR 8170119 SK

FRANCISCO ASSOCIATES, 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:

m.
Christopher Kahler and Christina *m.*
Simpson
2325 W. Barry #1
Chicago, IL 60618 NOT AS JOINT
TENANTS NOR AS TENANTS IN
COMMON** with right of survivorship, the

following described Real Estate situated
in the County of Cook in State of Illinois,
to wit: (See attached legal description.) **BUT AS TENENTS BY THE ENTIRETY
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 with rights of survivorship forever.

SEE ATTACHED LEGAL DESCRIPTION

Permanent Real Estate Index Number(s): 13-13-313-018-0000

Address(es) of Real Estate: 4252 N. Francisco #3, Chicago, IL 60618

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 14 day of August, 2003.

Francisco Associates, Ltd

(Name of Corporation)

By _____

Eugene "Gene" Moore



Doc#: 0614635082 Fee: \$28.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 05/26/2006 08:03 AM Pg: 1 of 3

3

BOX 333-CT1

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 Lyons personally known to me to be the Chairman of the Francisco Associates, 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 Chairman 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 14 day of August 2003

Commission expires 4/27/06

[Signature]
NOTARY PUBLIC

This instrument was prepared by Katherine Steffes 2476 W. Estes #2, Chicago, IL 60645
(Name and Address)

Jim Karras
Name

SEND SUBSEQUENT TAX BILLS TO:

MAIL TO: 619 Enterprise Dr., Suite 205
Address
Oakbrook, IL 60523
City, State and Zip


CHRISTOPHER KAHLER
Name
4252 N. FRANCISCO #3
Address

OR RECORDER'S OFFICE BOX NO. _____

CHICAGO, ILL 60618
City, State and Zip

STATE TAX

STATE OF ILLINOIS



MAY.23.06

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE


REAL ESTATE TRANSFER TAX

0000024307

00195.00

FP 103032

COOK COUNTY
REAL ESTATE TRANSACTION TAX



COUNTY TAX

MAY.23.06

REVENUE STAMP


REAL ESTATE TRANSFER TAX

0000024403

00097.50

FP 103034

CITY OF CHICAGO



CITY TAX

MAY.23.06

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX

000008747

01459.00

FP 103033

UNOFFICIAL COPY

PARCEL 1:

UNIT NUMBER 4252-3 IN THE FRANCISCO MANOR CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 1, 2 AND 3 IN BLOCK 6 IN ROSE PARK, A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0319627023; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

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 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.

SUBJECT ONLY TO THE FOLLOWING: Declaration of Condominium; provisions of the Condominium Property Act of Illinois; General taxes for 2002 final installment and subsequent years; building lines and building and liquor restrictions of record; zoning and building laws and ordinances; private, public and utility easements; public roads and highways; installments due after the date of closing of assessments established pursuant to the Declaration of Condominium; covenants and restrictions of record as to use and occupancy; party wall rights and agreements, if any; Purchaser's mortgage or trust deed, if any; acts done or suffered by or through the Purchaser.