

# UNOFFICIAL COPY

## WARRANTY DEED



Doc#: 0616543292 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/14/2006 11:38 AM Pg: 1 of 4

This Indenture, made this  
5<sup>th</sup> day of June, 2006,  
between Desmond Builders, Inc.,  
an Illinois Corporation  
organized and licensed  
to transect business in  
the State of Illinois  
under and by virtue of  
the laws of the State  
of Illinois, party of  
the first part, and  
Jason Caruso,

of the second part,  
WITNESSETH, that the party  
of the first part, for  
and in consideration  
of the sum of Ten (10/100)  
Dollars (10.00) and good  
and valuable consideration  
in hand paid by the party of the second part, the receipt whereof is hereby  
acknowledged, and pursuant to the power bestowed by the authority of the  
first party's Operating Agreement through its Manager, by these presents does  
REMISE, RELEASE, ALIEN, CONVEY and WARRANT unto the party of the second part  
and to his heirs and assigns, FOREVER, all the following described real  
estate, situated in the County of Cook and State of Illinois unknown and  
described as follows, to wit:

### LEGAL DESCRIPTION

#### PARCEL 1:

UNIT 4 IN THE 2507 NORTH HALSTED CONDOMINIUM AS DELINEATED ON A SURVEY OF THE  
FOLLOWING DESCRIBED REAL ESTATE:

LOT 5 IN JOHN T. DAVIS SUBDIVISION OF THE SOUTH 836 FEET OF OUTLOT F IN  
WRIGHTWOOD, BEING A SUBDIVISION OF THE SOUTHWEST ¼ OF SECTION 28, TOWNSHIP 40  
NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,  
ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF  
CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0611632085, TOGETHER WITH ITS  
UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY,  
ILLINOIS.

#### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-4, G-4, A LIMITED COMMON ELEMENT AS  
DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS  
DOCUMENT NUMBER 0611632085.

Together with all and singular the hereditament and appurtenances  
thereunto belonging, or in anyway appertaining, and the reversion and  
reversions, remainder and remainders, rents, issues and profits thereof, and  
all the estate, right, title, interest, claim or demand whatsoever, of the  
party of the first part, either in law or in equity, of, in and to the above  
described premises, against all persons lawfully claiming, or to claim the  
same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

BOX 334 CTI


CTC/MGR 1 of 3  
LSA 9905209

Cook County Clerk's Office

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Property of Cook County Clerk's Office


COUNTY TAX  
**COOK COUNTY**  
 REAL ESTATE TRANSACTION TAX  
 JUN. 12. 06  
 REVENUE STAMP



# 0000025429

REAL ESTATE TRANSFER TAX
00286.25
FP 103034


STATE TAX  
**STATE OF ILLINOIS**  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE  
 JUN. 12. 06



# 0000025329

REAL ESTATE TRANSFER TAX
00572.50
FP 103032

CITY TAX  
**CITY OF CHICAGO**  
 JUN. 12. 06  
 REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE



5088000000 #

REAL ESTATE TRANSFER TAX
04293.75
FP 103033

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- (a) General real estate taxes not yet due and for subsequent years not yet due.
- (b) Easements, covenants, restrictions, agreements, conditions, and building lines of record and party wall rights;
- (c) The Declaration for the 2507 North Halsted Condominium (the Declaration"), including all Exhibits thereto, as amended from time to time;
- (d) The Illinois Condominium Property Act;
- (e) The Plat of Survey attached as Exhibit "D" to the Declaration aforesaid;
- (f) Applicable Zoning and Building Laws and Ordinances;
- (g) Public utility easements, if any;
- (h) Grantee's Mortgage, if any;
- (i) Acts done or suffered by Grantee, or anyone claiming under the Grantee.

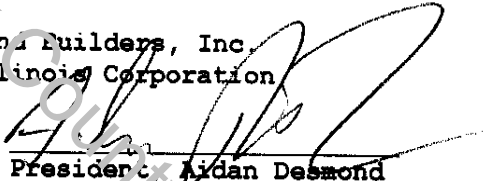
Permanent Real Estate Index Number(s): 14-28-311-019-0000

Address of Real Estate: 2507 NORTH HALSTED, UNIT 4, P-4, G-4  
CHICAGO, ILLINOIS 60622

In Witness Whereof, the affiant has caused his signature to be affixed hereto, this 5<sup>th</sup> day of June, 2006.

Desmond Builders, Inc.  
an Illinois Corporation

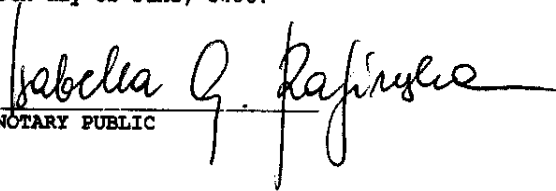
By:

  
President, Aidan Desmond

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 Aidan Desmond personally known to me to be the President of Desmond Builders, Inc, 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 severally acknowledged that he signed and delivered the said instrument as Desmond Builders, Inc and caused the company seal of said corporation to be affixed thereto, pursuant to authority, given by the members of said company as their free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 5th day of June, 2006.

  
NOTARY PUBLIC



# UNOFFICIAL COPY

Send Subsequent Tax Bills to:

JASON MANISO  
Name

2507 N. HALSTED #4  
Address

CHICAGO, IL 60614  
City, State and Zip

Send Deed To:

LISA PALMISTO  
Name

161 N. MARK ST 2580  
Address

CHICAGO, IL 60601  
City, State and Zip

Prepared by:

John D. Colbert & Associates  
Attorneys at Law  
4000 N. Lincoln Avenue  
Suite 201  
Chicago, Illinois 60618  
773-435-0173

Property of Cook County Clerk's Office