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Doc#: 0616502126 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/14/2006 01:33 PM Pg: 1 of 4

Prepared By:

James T. Mayer, Esq.
Holland & Knight LLP
131 S. Dearborn Street
Chicago, IL 60603

When Recorded Return To:

P. Jerome Jakubco, Esq.
Jakubco, Poirard & Jakubco
2224 West Irving Park Road
Chicago, IL 60618

WARRANTY DEED

8342582 dz CB 1/3

James M. Kochevar, a single person, and **Adrienne P. Alm**, a single person, each having an address c/o Champagne Properties, 2454 N. Seminary Ave., Chicago, IL 60614 ("Grantor"), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration paid in hand to Grantor by **Millard McCann Corp.**, an Illinois corporation, having an address at 2442 North Lincoln Avenue, Chicago, Illinois 60614, ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, does WARRANT AND CONVEY unto Grantee, and to its successors and assigns, forever, that certain tract of land, together with any and all buildings and other improvements located thereon, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

LEGAL DESCRIPTION: Lot 193 in Samuel Brown, Jr.'s Belmont Avenue, being a subdivision of part of the West 1/2 of the Northeast 1/4 of Section 30, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 14-30-214-030-0000

ADDRESS: 1816 Wellington Avenue, Chicago, Illinois

This is not homestead property.

This conveyance is made by Grantor and accepted by Grantee subject to matters set forth in **Exhibit A** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

TO HAVE AND TO HOLD the said premises as above described, with the rights, privileges, easements and appurtenances, unto Grantee, its heirs, successors and assigns forever.

EXECUTED this 9th day of June, 2006.

By: _____

James M. Kochevar

By: _____

Adrienne P. Alm


Box 400-CTCC

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Property of Cook County Clerk's Office

STATE TAX

STATE OF ILLINOIS



JUN. 17.06


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000005496

REAL ESTATE TRANSFER TAX
01307.50
FP 103024

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



JUN. 13.06


REVENUE STAMP

0000003499

REAL ESTATE TRANSFER TAX
00653.75
FP 103022

CITY TAX

CITY OF CHICAGO



JUN. 13.06

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000003696

REAL ESTATE TRANSFER TAX
09806.25
FP 103023

0000003696

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

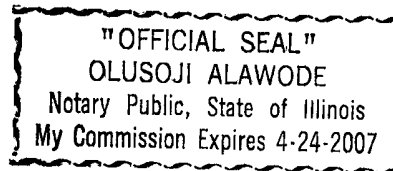
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **JAMES P. KOICHEVAR**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed sealed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

Witness my hand and Notarial Seal this 7th day of June, 2006.

(Signature) (LAW)
Notary Public

My Commission Expires:

04-24-2007



STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

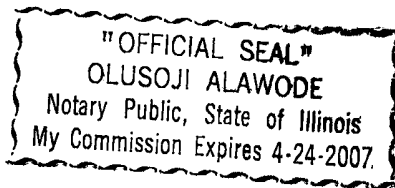
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **ADRIENNE P. ALM**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed sealed and delivered an the said instrument as her free and voluntary act for the uses and purposes therein set forth.

Witness my hand and Notarial Seal this 7th day of June, 2006.

(Signature) (LAW)
Notary Public

My Commission Expires:

04-24-2007



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EXHIBIT A PERMITTED EXCEPTIONS

1. REAL ESTATE TAXES NOT YET DUE AND PAYABLE.
2. APPLICABLE ZONING AND BUILDING LAWS OR ORDINANCES GOVERNING THE LAND.
3. COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD.
4. BUILDING LINES AND LIQUOR RESTRICTIONS OF RECORD.
5. PRIVATE, PUBLIC AND UTILITY EASEMENTS.
6. LIENS, ENCROACHMENTS AND OTHER MATTERS AS TO WHICH THE TITLE INSURER COMMITS TO INSURE GRANTEE AGAINST LOSS OR DAMAGE.
7. RIGHTS OF TENANTS AS TENANTS ONLY UNDER THE LEASES.
8. ENCROACHMENT OF BUILDING LOCATED ON THE REAR PORTION OF THE LAND OVER THE WEST LINE OF THE LAND BY 0.02 OF A FOOT, AS DISCLOSED BY SURVEY NUMBER 92-23914, DATED OCTOBER 10, 1992 AND PREPARED BY PROFESSIONALS ASSOCIATED.
9. ENCROACHMENT OF BUILDING LOCATED ON THE FRONT PORTION OF THE LAND OVER THE WEST LINE OF THE LAND BY 0.04 OF A FOOT AND OVER THE SOUTH LINE OF THE LAND BY 0.38 OF A FOOT, AS DISCLOSED BY SURVEY NUMBER 92-23914, DATED OCTOBER 10, 1992 AND PREPARED BY PROFESSIONALS ASSOCIATED.
10. ENCROACHMENT OF BUILDING ON THE LAND OVER THE SOUTH LOT LINE OVER AND ONTO THE PUBLIC ALLEY BY A DISTANCE OF 0.21 OF A FOOT AS SHOWN ON THE PLAT OF SURVEY DATED OCTOBER 23, 1998 AS NO. 98-2071 MADE BY R. W. STANLEY & ASSOCIATES.
11. ENCROACHMENT OF THE BUILDING ON THE LAND OVER AND ONTO THE ADJOINING LAND BY AND UP TO A DISTANCE VARYING TO 0.13 OF A FOOT EAST AS SHOWN ON THE PLAT OF SURVEY DATED OCTOBER 23, 1998 AS NO. 98-2071 MADE BY R. W. STANLEY & ASSOCIATES.

SEND TAX BILLS TO:
Millard McCann Corp.,
2442 North Lincoln Avenue,
Chicago, Illinois 60614