

# UNOFFICIAL COPY



Doc#: 0616753090 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/16/2006 11:37 AM Pg: 1 of 3

## WARRANTY DEED

4369825  
1 of 4

THE GRANTOR, IN THE LOOP ENTERPRISES, INC., an Illinois corporation, of 4544 N. Francisco Avenue, Chicago, Illinois 60625, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, hereby CONVEYS and WARRANTS to JOSEPH L. STEWART III, of 2449 W. Bernice, Chicago, Illinois 60618 and JAY S. MITCHELL, of 2929 W. Eastwood, Chicago, Illinois 60618, GRANTEE, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to-wit:

See Exhibit A attached hereto and incorporated herein by this reference.

Subject only to: (1.) general real estate taxes for the 2005 tax year and subsequent years; (2.) special taxes and assessments for improvements not yet completed; (3.) applicable zoning and building laws and ordinances; (4.) covenants, conditions, restrictions and building lines of record, (5.) party wall rights and agreements, encroachments, if any, that do not reasonably interfere with Purchaser's ability to occupy and enjoy the Real Estate; (6.) the rights, easements, restrictions, conditions and reservations contained in the Declaration; (7.) public and utility easements of record; and (8.) limitations and conditions imposed by the Condominium Property Act of Illinois ("the Act") (Collectively the "Permitted Exceptions").

Permanent Real Estate Index Numbers  
14-18-300-045-1001

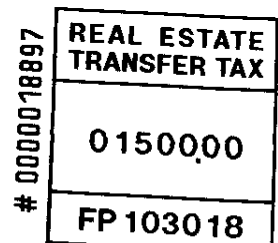
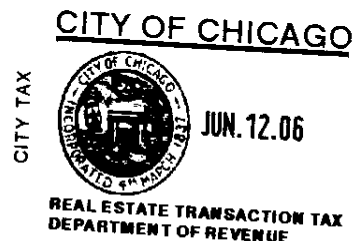
Address of Real Estate  
2343 W. Montrose, Unit A  
Chicago, Illinois 60618

This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration of Condominium the same as though the provisions of said Declaration were recited and stipulated at length herein."

Dated this 16<sup>th</sup> day of June, 2006.

In the Loop Enterprises, Inc., an Illinois corporation

By:   
Frank Manna, its President



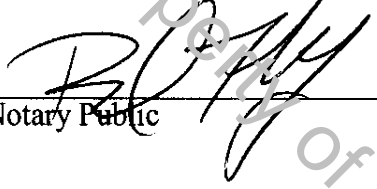
3

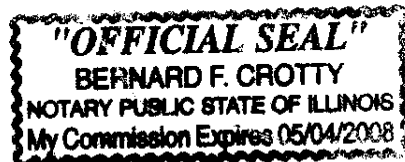
# UNOFFICIAL COPY

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 Frank Manna, president of In the Loop Enterprises, Inc., an Illinois corporation (the "Company"), 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, as president of said corporation, signed and delivered the said instrument pursuant to authority given by the Board of Directors of said corporation, and as his free and voluntary act, and the free and voluntary act of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 6<sup>th</sup> day of June, 2006

  
 \_\_\_\_\_  
 Notary Public



**Send subsequent tax bills to:**

**After recording send to:**

**Send subsequent tax bills to:**

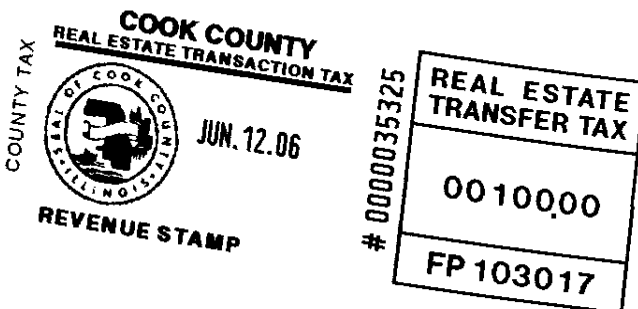
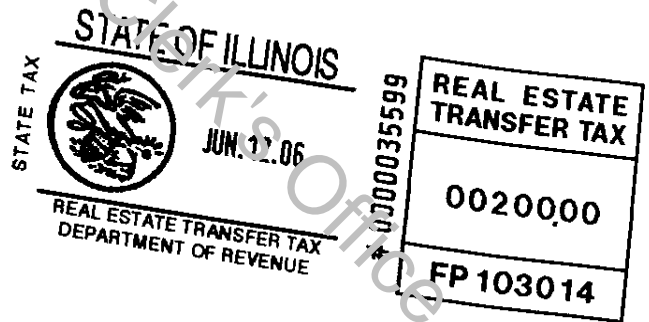
**After recording send to:**

Joseph L. Stewart III and  
 Jay S. Mitchell  
 2343 W. Montrose, Unit A  
 Chicago, Illinois 60618

Susan P. Malone  
 20 N. Wacker Dr., Suite 1900  
 Chicago, Illinois 60601

**This instrument was prepared by:**

Bernard F. Crotty  
 Pittacora & Crotty, LLC  
 9550 W. Bornet Dr., Suite 205  
 Mokena, Illinois 60614



# UNOFFICIAL COPY

"Exhibit A"

ORDER NO.: 1301 - 004369825  
ESCROW NO.: 1301 - 004369825

1

STREET ADDRESS: 2343 WEST MONTROSE AVENUE, UNIT#A  
CITY: CHICAGO ZIP CODE: 60618 COUNTY: COOK  
TAX NUMBER: 14-18-300-045-1001

Property of Cook County Clerk's Office

## LEGAL DESCRIPTION:

UNIT A TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 2343 W. MONTROSE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0415619079, IN THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.