

ld. 3

UNOFFICIAL COPY

8346717/26047510

WARRANTY DEED
Statutory (Illinois)
(Corporation to Individual)



06193431980

Doc#: 0619343198 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/12/2006 10:35 AM Pg: 1 of 3

THE GRANTOR

KEENEY DEVELOPMENT GROUP,
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:

John C. Smyrniotis and Patricia A.
Smyrniotis
214 Juniper Ln.
Laurel Park, NC 28739

as husband and wife, as TENANTS BY
THE ENTIRETY and not as Joint Tenants
with rights of survivorship, nor as Tenants
in Common, the following described Real
Estate situated in the County of Cook in
State of Illinois, to wit: (See attached legal description.) 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 as husband and wife, not as Joint Tenants nor as Tenants in Common,
but as TENANTS BY THE ENTIRETY forever.

SEE ATTACHED LEGAL DESCRIPTION

Permanent Real Estate Index Number(s): 11-19-414-014-0000

Address(es) of Real Estate: 626 Judson #1, Evanston, IL 60202

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 President this 14 day of June, 2006.

Keeney Development Group Ltd.

(Name of Corporation)

By [Signature]

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CITY OF EVANSTON 019503

Real Estate Transfer Tax

City Clerk's Office

BOX 333-CT

PAID

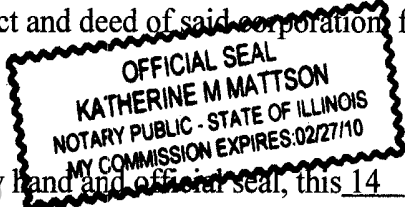
JUN 29 2006

AMOUNT \$1355.⁰⁰

Agent CMD

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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 James Larkman personally known to me to be the President of Keeney Development Group, 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 officer 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 June, 2006

Commission expires 2/27/10

[Signature]
NOTARY PUBLIC

This instrument was prepared by Katherine Mattson 2901 Central St. #D, Evanston, IL 60201
(Name and Address)

MAIL TO:

Gail M. Kachoveanos
Name

5617 W. Dempster St.
Address

Morton Grove, IL 60053
City, State and Zip

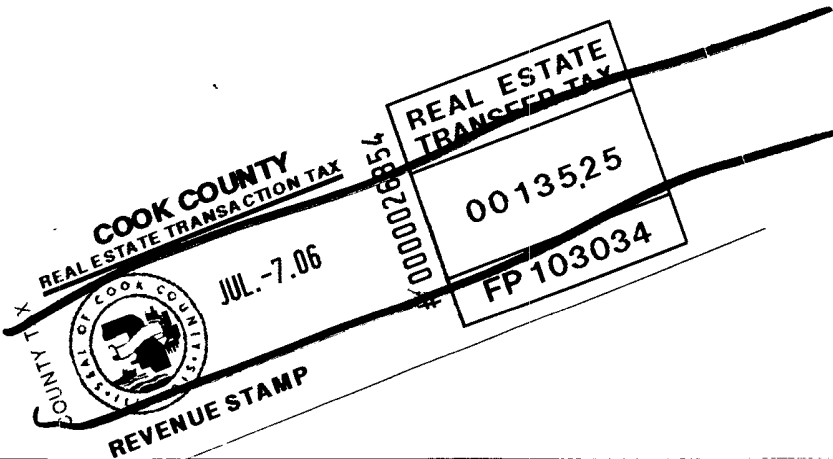
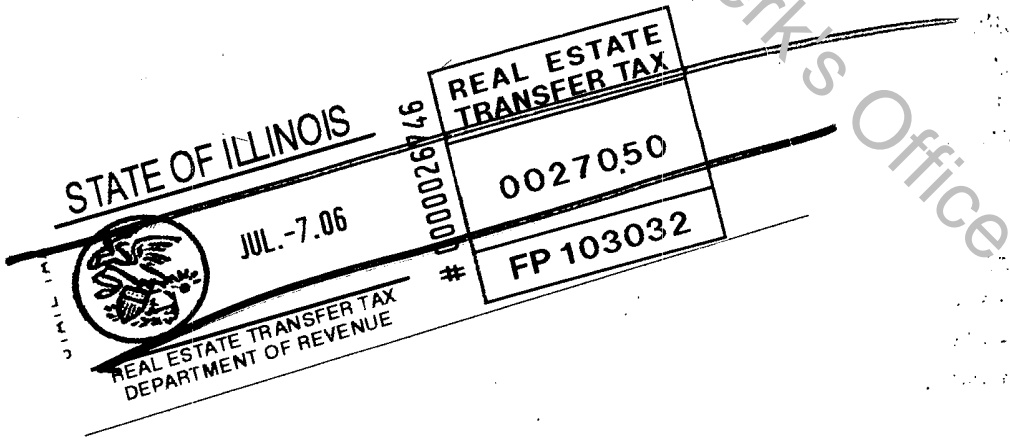
SEND SUBSEQUENT TAX BILLS TO:

John Smyrniotas
Name

626 Judson
Address

Evanston IL 60202
City, State and Zip

OR RECORDER'S OFFICE BOX NO. _____



UNOFFICIAL COPY

UNIT NUMBER 626-1 IN THE JUDSON MANOR CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 1 AND 2 IN BLOCK 4 IN KEENEY AND RINN'S ADDITION TO EVANSTON, BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 (EXCEPT THE NORTH 1/4 THEREOF, LYING EAST OF THE RAILROAD) OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 9, 2006 AS DOCUMENT NUMBER 0616032016; 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: terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments; public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of closing of general assessments established pursuant to the Declaration of condominium.