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Warranty Deed
Statutory (ILLINOIS)
General
(Corporation to Individual)



Doc#: 0619933014 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/18/2006 07:23 AM Pg: 1 of 3

THE GRANTOR(S)

Above Space for Recorder's use only

6653 W. 63rd STREET CORPORATION., an Illinois 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 (\$10) TEN DOLLARS. in hand paid, and pursuant to authority given by the Board of DIRECTORS of said corporation. CONVEYS and WARRANTS to

CHRISTOPHER J. KOENIG, 5520 SOUTH NASHVILLE AVENUE, CHICAGO, ILLINOIS 60638

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

UNIT NUMBER 1W IN 6653 W. 63RD STREET CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 22 TO 24 IN BLOCK 25 IN FREDERICK H BARTLETT'S CHICAGO HIGHLANDS IN NORTHWEST 1/4 OF NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 30, 2006 AS DOCUMENT NUMBER 0615045067; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. SUBJECT TO: * General taxes for 2005 and subsequent years.

Permanent Index Number (PIN): 19-19-201-001-0000 (affects underlying land)
19-19-201-002-0000 (affects underlying land)
19-19-201-003-0000 (affects underlying land)

Address(es) of Real Estate: 6653 W. 63rd STREET, UNIT 1W, CHICAGO, IL 60638

SUBJECT TO: covenants, conditions, and restrictions of record.

BOX 334 CTI

3/8

UNOFFICIAL COPY

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, John Farano, Jr., and attested by its Secretary, this 7th day of July, 2006.

By *John Farano, Jr.*
John Farano, Jr., *President*
6653 W. 63rd Street Corporation.

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 John Farano, Jr., personally known to me to be President of the corporation, and personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such President and Secretary, they signed, sealed and delivered the said instrument and caused the corporate seal of the corporation to be affixed thereto pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 7th day of July, 2006.

Commission expires: 03-26-2009

Mary Dabrowski
NOTARY PUBLIC

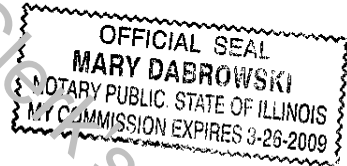
This instrument was prepared by: John Farano, Jr., 7836 West 103rd Street, Palos Hills, Illinois 60465

MAIL TO:
ANDREW LIGAS, ESQUIRE
5097 SOUTH ARCHER
SUITE 200
CHICAGO, IL 60632

SEND SUBSEQUENT TAX BILLS TO:
CHRISTOPHER J. KOENIG
6653 W. 63rd STREET, UNIT 1W
CHICAGO, IL 60638

OR

Recorder's Office Box No. _____



STATE OF ILLINOIS



JUL. 12. 06

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000027132

REAL ESTATE
TRANSFER TAX

00135.00

FP 103032

COOK COUNTY
REAL ESTATE TRANSACTION TAX
COUNTY TAX
JUL. 12. 06
REVENUE STAMP



0000027240

REAL ESTATE
TRANSFER TAX

00067.50

FP 103034

CITY OF CHICAGO



JUL. 12. 06

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000009465

REAL ESTATE
TRANSFER TAX

01013.00

FP 103033

UNOFFICIAL COPY

EXHIBIT "B"

THE TENANT OF UNIT 1W 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.

Property of Cook County Clerk's Office