

20 67836/6

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WARRANTY DEED
(Corporation to Individual)
(Illinois)



Doc#: 0620641148 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/25/2006 03:27 PM Pg: 1 of 3

APR 13

THIS AGREEMENT, made this 19 day of July, 2006 between T&A Custom Building & Remodeling, Inc., 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, party of the first part, and Jose Ricardo Torres, 702-04 Reba Place, Unit 102, Evanston, Illinois 60202, party of the second part, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN, CONVEY AND WARRANT unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

UNIT 102 IN THE REBA PLACE CONDOMINIUMS ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1:

LOT 1 IN BLOCK 2 OF GREEN AND HUBBARD'S SUBDIVISION OF THE NORTH 12.46 ACRES OF LOT 9 OF ASSESSOR'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; which survey is attached to the Declaration of Condominium recorded as Document No. 0611434022 together with its undivided percentage interest in the common elements, in Cook County, Illinois.

M.G.R. TITLE

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE G6, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION, AFORESAID, RECORDED AS DOCUMENT 0611434022.

"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, 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."

THE TENANT OF THIS UNIT HAS WAIVED THEIR RIGHT OF FIRST REFUSAL.

P.I.N.: 11-19-320-008-0000

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues

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and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: Covenants, conditions, restriction of record, and public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2006 and subsequent years.

Permanent Real Estate Number(s): 11-19-320-008-0000

Address(es) of Real Estate: 702-04 Reba Place, Unit 102, Evanston, Illinois 60202

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its _____ President, and attested by its _____ Secretary, the day and year first above written.

T&A Custom Building & Remodeling, Inc.

BY: Avinoam Shamir
Avinoam Shamir, President

ATTEST: Avinoam Shamir
Avinoam Shamir, Secretary

This instrument was prepared by: Phillip I. Rosenthal, 3700 W. Devon, #E, Lincolnwood, Illinois 60712

MAIL TO:
John Aylesworth
215 N. Abendeah, #1N
Chicago, IL 60607

SEND SUBSEQUENT BILLS TO:
Jose Ricardo Torres
702-04 Reba Place, Unit 102
Evanston, Illinois 60202

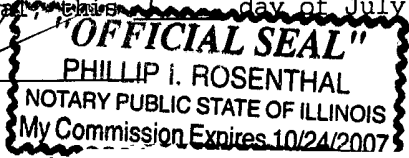
OR RECORDER'S OFFICE BOX NO. _____

STATE OF ILLINOIS) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Avinoam Shamir is personally known to me to be the President of T&A Custom Building & Remodeling, Inc., an Illinois corporation, and Avinoam Shamir is, 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 and delivered the said instrument and caused the corporate seal of said 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 said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 19 day of July, 2006.

Phillip I. Rosenthal
Notary Public



Commission Expires 10/24/07

CITY OF EVANSTON 019634
Real Estate Transfer Tax
City Clerk's Office

PAID JUL 21 2006 MOUNT \$ 1,185.-


Agent JEH

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Property Cook County Clerk's Office

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX



JUL. 25.06


REVENUE STAMP

0000006053

REAL ESTATE TRANSFER TAX
00118.50
FP 103042

STATE OF ILLINOIS

STATE TAX



JUL. 25.06

REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

0000002163

REAL ESTATE TRANSFER TAX
00237.00
FP 103037