

UNOFFICIAL COPY

WARRANTY DEED Statutory (Illinois) (Corporation to Individual)

8346715J/26080724
Page 1

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:

Sally A. Grover
1236 Chicago Ave. #607
Evanston, IL 60202

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

SEE ATTACHED LEGAL DESCRIPTION

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

Address(es) of Real Estate: 622 Judson #2, 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 Chairman this 25 day of July, 2006

Keeney Development Group, Ltd.
(Name of Corporation)

By _____

Eugene J. Moore



Doc#: 0621633151 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/04/2006 10:25 AM Pg: 1 of 3

CITY OF EVANSTON 019627
Real Estate Transfer Tax
City Clerk's Office

PAID JUL 20 2006 AMOUNT \$1550.00

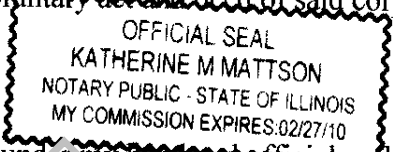
Agent J E H

BOX 333-CT

396
C.F.

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 Sally F. Grove personally known to me to be the Chairman 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 25 day of July 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: Sally F. Grove
Name
622 Jackson Ave. Unit 7
Address
Evanston, IL 60202
City, State and Zip

SEND SUBSEQUENT TAX BILLS TO:
Sally F. Grove
Name
622 Jackson Ave. Unit 7
Address

OR RECORDER'S OFFICE BOX NO. Evanston, IL 60202
City, State and Zip

STATE OF ILLINOIS

AUG. -1.06
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000027872
REAL ESTATE TRANSFER TAX
0030950
FP 103032

COOK COUNTY
REAL ESTATE TRANSACTION TAX
AUG. -1.06

REVENUE STAMP

0000027978
REAL ESTATE TRANSFER TAX
0015475
FP 103034

UNOFFICIAL COPY

UNIT NUMBER 622-2 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.