

2068818/11

UNOFFICIAL COPY

WARRANTY DEED
(Corporation to Individual)
(Illinois)



Doc#: 0623020020 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 08/18/2006 08:19 AM Pg: 1 of 2

THIS AGREEMENT, made this 11 day of August, 2006 between VENTER & ASSOCIATES, 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 Jeffrey E. Meister, 1632 W. Roscoe, Chicago, Illinois 60657, 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 AND CONVEY 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 2459-G in SUNNYSIDE LANE CONDOMINIUMS on a survey of the following described real estate:

PARCEL 1:
LOTS 39 AND 40 IN BLOCK 13 IN NORTHWEST LAND ASSOCIATION'S SUBDIVISION OF THE EAST 1/2 OF THE EAST 1/2 AND THE EAST 33 FEET OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE RIGHT OF WAY OF THE NORTHWESTERN ELEVATED RAILROAD COMPANY IN COOK COUNTY, ILLINOIS; which survey is attached to the Declaration of Condominium recorded as Document No. 0608827044 together with its undivided percentage interest in the common elements.

PARCEL 2:
THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-13, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0608827044.

"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."

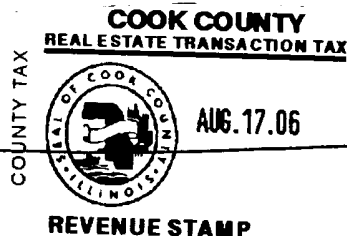
"THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN."

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

P.I.N.: 13-13-233-001-0000

City of Chicago
Dept. of Revenue
460664
08/16/2006 14:25

Real Estate
Transfer Stamp
\$1,597.50
Batch 11807 41



REAL ESTATE TRANSFER TAX
00106.50
0000008085
FP 103042

M.G.R. TITLE

UNOFFICIAL COPY

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 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 August be, in any manner incumbered 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): 13-13-233-001-0000

Address(es) of Real Estate 2459 W. Sunnyside, Unit 2459-G, Chicago, Illinois 60625

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.

STATE OF ILLINOIS



AUG. 17 06

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000098333

REAL ESTATE TRANSFER TAX
0021300
FP326669

VENTER & ASSOCIATES, INC.

BY: _____
President

ATTEST: _____
Secretary

This instrument was prepared by: Phillip I. Rosenthal, 3700 W. Devon, #E, Lincolnwood, Illinois 6071G

MAIL TO:
Celia Kippatrick
5710 N. Francisco
Chicago, Illinois 60659

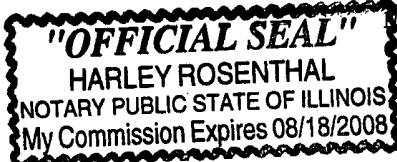
SEND SUBSEQUENT BILLS TO:
Jeffrey T. Meister
2459 W. Sunnyside, #2459-G
Chicago, Illinois 60625

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 Ilie Venter is personally known to me to be the President of VENTER & ASSOCIATES, INC., an Illinois corporation, and Ilie Venter 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 _____ day of August, 2006.



Notary Public
Commission Expires: 8-18-08