

UNOFFICIAL COPY



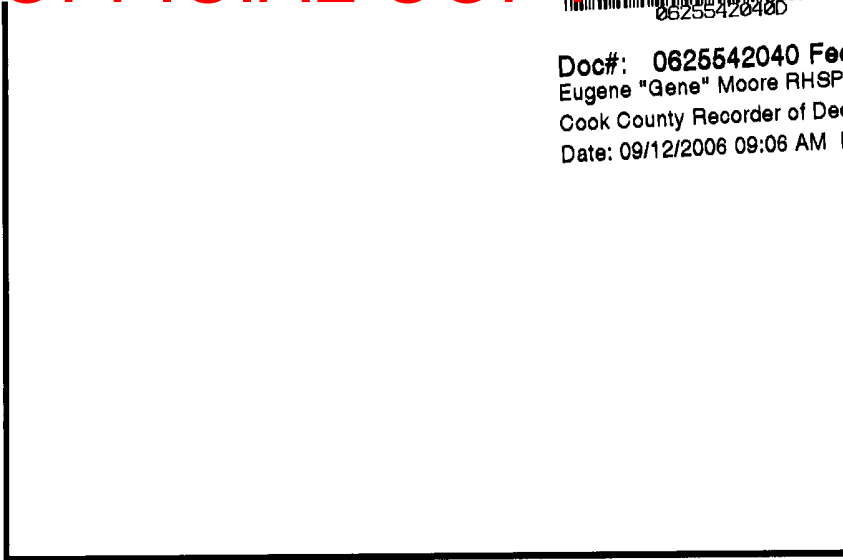
Doc#: 0625542040 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/12/2006 09:06 AM Pg: 1 of 3



Chicago Title Insurance Company

WARRANTY DEED
ILLINOIS STATUTORY

18.2
CTICSM
CR5500d540
N00b3T



THE GRANTOR(S), Gravin Development, Inc., of the Village of Oak Lawn, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Kenneth Marvin Bowman, An Individual, (GRANTEE'S ADDRESS) 16066 Eagle Ridge Drive, Tinley Park, Illinois 60477 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit 'A' attached hereto and made a part hereof

SUBJECT TO: (i) general real estate taxes not yet due; (ii) covenants, conditions, and restrictions of record, including the Declaration of Covenants, Conditions, Restrictions and By-Laws for the Condominium Association, as amended from time to time; (iii) any utility easements of record; (iv) zoning and building laws and ordinances; (v) party walls, if any; (vi) roads and highways, if any; (vii) acts done or suffered by Purchase, and (viii) Seller's right to enter the Condominium to complete construction.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 17-27-300-053-0000
Address(es) of Real Estate: 21 East 26th Street, Unit 3, Chicago, Illinois 60616

Dated this 16th day of August, 2006

Gravin Development, Inc.

By: Padraig Gravin
Padraig Gravin
President

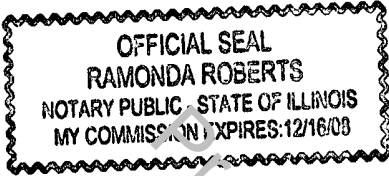
Box 334

UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Pdraig Gravin, personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 16th day of August, 2006.

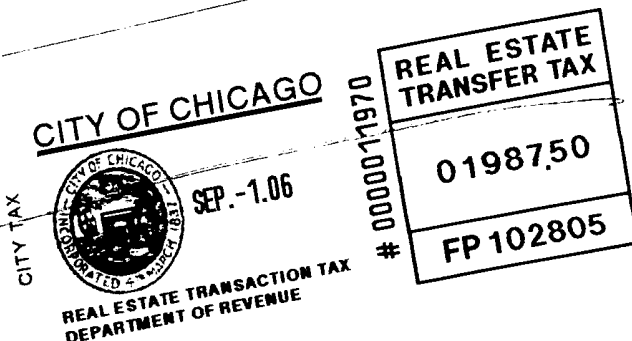
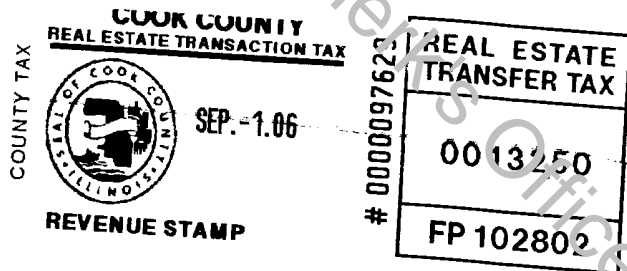
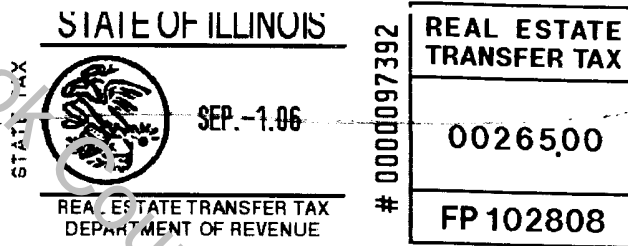


Ramonda Roberts
(Notary Public)

Prepared By: Daniel G. Lauer
1424 W. Division Street
Chicago, Illinois 60622

Mail To:
Sabrina Wilkins-Brown, ESQ
407 South Dearborn, Suite 1475
Chicago, Illinois 60605

Name & Address of Taxpayer:
Kenneth Marvin Bowman
21 East 26th Street, Unit 3
Chicago, Illinois 60616



UNOFFICIAL COPY

EXHIBIT 'A'

Legal Description

PARCEL 1:

UNIT 3 IN THE 21 EAST 26TH STREET CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE EAST 26 FEET OF THE WEST 52 FEET OF LOT 15 IN ASSESSOR'S DIVISION OF BLOCKS 81 AND 82 (EXCEPT THE WEST 1/2 OF LOT 8) IN CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0622618010, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE (EXCLUSIVE) RIGHT TO THE USE OF PARKING SPACE (P-3), A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 062218010.

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 RECIPIED AND STIPULATED AT LENGTH HEREIN.