

UNOFFICIAL COPY

WARRANTY DEED Statutory (Illinois)



Doc#: 0626233159 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/19/2006 11:17 AM Pg: 1 of 3

Abs No 1 of 1 8. 8 8356365 CTZ

THE GRANTOR, 4721 Malden Development LLC, an Illinois Limited Liability Company, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS, TRANSFERS and WARRANTS to Richard Forster and Peter A. Croke, neither married, of the City of Denver, County of Denver, State of Colorado, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:
as joint tenants with rights of survivorship.

FOR LEGAL DESCRIPTION

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property Address: 4721 N. Malden Street, Chicago, Illinois 60640
P.I.N.: 14-17-104-008-0000

SUBJECT TO: (1) real estate taxes not yet due and payable; (2) applicable zoning, building laws and ordinances; (3) public utility easements; (4) private easements for pedestrian ingress and egress; (5) provisions of the Municipal Code of Chicago; (6) provisions of the Condominium Property Act of Illinois (the "Act"); (7) all rights, easements, restrictions, conditions and reservations of record or contained in the Declaration or reserved by The 4721 North Malden Condominium Association (the "Association") to itself and its successors and assigns, for the benefit of all Unit Owners at the Condominium; (8) encroachments, if any, shown on the Plat and Survey attached to the Declaration; (9) assessments due to the Association after the Closing Date; and (10) such other matters as to which the Title Insurer commits to insure Buyer against loss or damage.

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 benefits 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.

The Tenant of the Unit waived or failed to exercise the option to purchase the Unit.

Dated: this 12 day of September, 2006

Henryk Kazmierczak
Henryk Kazmierczak
Managing Member
4721 Malden Development LLC

BOX 334

3/8

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STATE OF ILLINOIS

COUNTY OF COOK

} ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Henryk Kazmierczak is personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 12 day of September, 2006.

Notary Public



**THIS INSTRUMENT
PREPARED BY:**

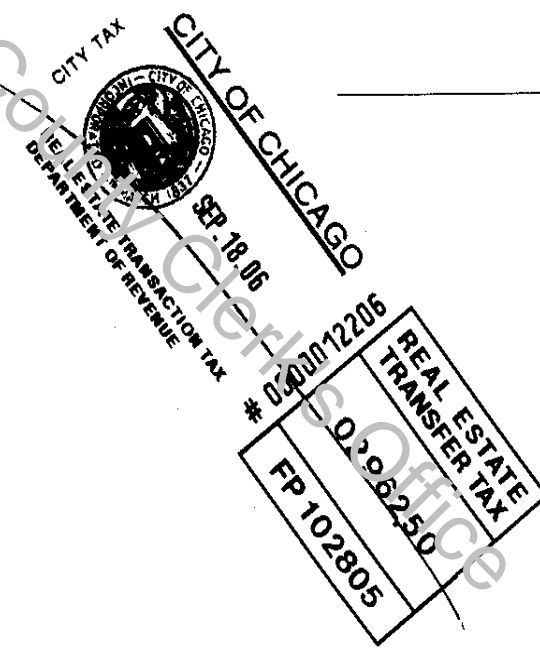
David L. Rudolph
Law Offices of David L. Rudolph
111 West Washington St., Suite 823
Chicago, IL 60602

**WHEN RECORDED
RETURN TO:**


Michael H. Wasserman
221 N. LaSalle #2040
Chicago IL 60601

**SEND FUTURE TAX
BILLS TO:**

Richard Forster and Peter A. Croke
4721 N. Malden Street, 1S
Chicago, IL 60640



STATE TAX




SEP. 18. 06

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000097690

REAL ESTATE TRANSFER TAX
00395.00
FP 102808

COUNTY TAX



COOK COUNTY
REAL ESTATE TRANSACTION TAX

SEP. 18. 06

REVENUE STAMP

0000097929

REAL ESTATE TRANSFER TAX
00197.50
FP 102802

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STREET ADDRESS: 4721 N. MALDEN STREET UNIT 1S

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER: 14-17-104-008-0000

LEGAL DESCRIPTION:

PARCEL 1: UNIT 1S IN THE 4721 NORTH MALDEN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 137 IN SHERIDAN DRIVE SUBDIVISION A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0625512111 TOGETHER WITH ITS UNDIVIDED PERCCNTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-3, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0625512111.

Property of Cook County Clerk's Office