

UNOFFICIAL COPY



Doc#: 0626942119 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 09/26/2006 11:18 AM Pg: 1 of 3



Chicago Title Insurance Company

WARRANTY DEED  
ILLINOIS STATUTORY  
(Corporation to Individual)

108-2  
BK  
NO ABS  
LWD  
CF CR 550 2476

**THE GRANTOR**, Carford Development 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 TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said corporation **CONVEY(S) and WARRANT(S)** to Kevin J. Micheli, An Individual, **(GRANTEE'S ADDRESS)** 1526 North Bosworth Apt.1, Chicago, Illinois 60622

of the County of Cook, 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 Purchaser, and (viii) Seller's right to enter the Condominium to complete construction.

Permanent Real Estate Index Number(s): 14-30-109-025-0000, 14-30-109-026-0000  
Address(es) of Real Estate: 3056 N. Clybourn, Unit 1S and Unit P-1, Chicago, Illinois 60618

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its President, this 18th day of August, 2006.

Carford Development Corporation

By Ben Fox  
Ben Fox  
President

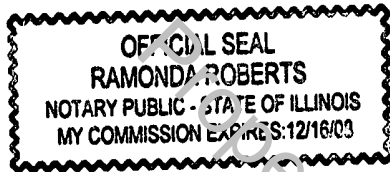
STATE TAX	STATE OF ILLINOIS	REAL ESTATE TRANSFER TAX
	SEP. 19.06	0043100
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000097709	FP 102808

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	REAL ESTATE TRANSFER TAX
	SEP. 19.06	0021550
REVENUE STAMP	# 0000097948	FP 102802

**UNOFFICIAL COPY**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 Ben Fox, personally known to me to be the President of the Carford Development Corporation, personally known to me to be the same person(s) whose name(s) is subscribed to the forgoing instrument, appeared before me this day in person acknowledged that as such Ben Fox, President he 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 18th day of August, 2006



Ramonda Roberts (Notary Public)

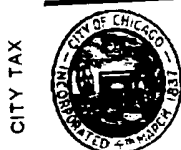
**Prepared By:** Daniel G. Lauer  
1424 W. Division Street  
Chicago, Illinois 60622

**Mail To:**

John M. Aylesworth, ESQ  
215 North Aberdeen, Suite 1N  
Chicago, Illinois 60607

**Name & Address of Taxpayer:**

Kevin J. Micheli  
3056 N. Clybourn, Unit 1S  
Chicago, Illinois 60618

**CITY OF CHICAGO**

SEP. 19.06

CITY TAX  
REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000012219

**REAL ESTATE  
TRANSFER TAX**

0323250

FP 102805

**UNOFFICIAL COPY**

STREET ADDRESS: 3056 N CLYBOURN

UNIT 1S

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER: 14-30-109-025-0000 ; -086

**LEGAL DESCRIPTION:****PARCEL 1:**

UNIT NUMBERS 1S AND P-1 IN THE 3056 NORTH CLYBOURN CONDOMINIUM DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 7 AND 8 IN BLOCK 4 OF CLYBOURN AVENUE ADDITION TO LAKE VIEW AND CHICAGO IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 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 AS DOCUMENT NUMBER 0622618012 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

THE EXCLUSIVE RIGHT TO THE USE OF S-1,, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0622618012

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.