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WARRANTY DEED (ILLINOIS)



Doc#: 0626920098 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/26/2006 08:35 AM Pg: 1 of 4

THIS INDENTURE, made this 29 AUGUST 2006, between GRANTOR, 31ST & SHIELDS, INC., an Illinois 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 MUREDACH McCLOAT & KATHLEEN McCLOAT,** in JOINT TENANCY, party of the second part, WITNESSETH, that the party of the first part, for in consideration of Ten (\$10.00) dollars in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Director of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second party, and to their heirs and assigns, FOREVER, all the following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

Legal Description: **and DECLAIN J. MCCLOAT

PARCEL 1:

UNIT 203, IN THE 31ST AND SHIELDS CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0617016085, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENT OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 6, 7, 8 AND 9, IN GAUBERT AND GROSS'S SUBDIVISION OF LOT 38 IN BLOCK 10 IN UNITED STATES BANK ADDITION TO CHICAGO IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0617016085, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-13, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0617016085.


Permanent Tax #: 17-28-434-040-0000 (UNDIVIDED)

4KG

BOX 334 CTI

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STATE OF ILLINOIS



SEP. 20.06

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE


0000030577

REAL ESTATE TRANSFER TAX
0028000
FP 103032

COOK COUNTY

REAL ESTATE TRANSACTION TAX

COUNTY TAX



SEP. 20.06


REVENUE STAMP

0000030685

REAL ESTATE TRANSFER TAX
0014000
FP 103034

CITY OF CHICAGO

CITY TAX



SEP. 20.06

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000010739

REAL ESTATE TRANSFER TAX
0210000
FP 103033

"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 EASEMENT 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."

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Common Address: **3041 S. SHIELDS AVENUE;
UNIT 203; CHICAGO; IL. 60616**

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, 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 herditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the party of the second part, their 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, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may 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:

General Taxes for the year 2006 and subsequent years.

Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described therein, the rights and easements for the benefit of said unit 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 land described therein.

This deed is subject to all rights, easements, covenant, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

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.

Dated: **29 AUGUST 2006**

31ST & SHIELDS, INC.

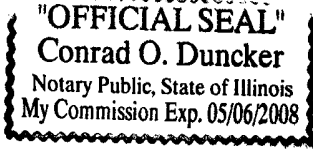

By: **RICHARD FERRO**, President


Attest: **RICHARD FERRO**, Secretary

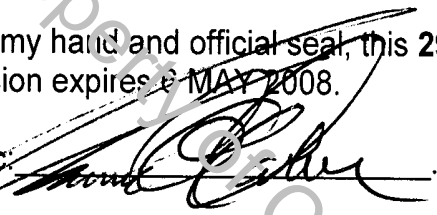
State of Illinois, County of Cook)ss I, **Conrad O. Duncker**, Notary Public in and
for said County, in the State aforesaid, **DO HEREBY CERTIFY** that

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RICHARD FERRO personally known to me to be the President and Secretary of 31ST & SHIELDS, INC., an Illinois Corporation, whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed 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 Director of said corporation as his 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 **29 AUGUST 2006**.
My Commission expires ~~05/06/2008~~ **MAY 2008**.

Notary Public: 

This instrument was prepared by Conrad O. Duncker (312) 842-1445
258 W. 31st Street; Chicago; Illinois 60616

Mail to:

Send Tax Bills to:
31ST & SHIELDS, INC., an Illinois Corporation
3611 S. Normal
Chicago, IL. 60609

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