

UNOFFICIAL COPY

WARRANTY DEED  
(Corporation to Individual)  
(Illinois)



Doc#: 0627841130 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/05/2006 03:12 PM Pg: 1 of 3

2068387  
MKD  
①

THIS AGREEMENT, made this 4  
day of October, 2006 between  
BAIRES DEVELOPMENT CORP., 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 Anne Moser, 3852 W.  
Wrightwood, Unit 3852-2, Chicago,  
IL 60642, party of the second  
part, the following described  
Real Estate situated in the  
County of Cook in the State of  
Illinois, to wit:

3224 N. LEAVITT ST,

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:

Units 3852-2 and P in THE LOGAN 383 CONDOMINIUMS on a survey of the following described real estate:

LOT 25 IN BLOCK 17 IN PENNOCK, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; which survey is attached to the Declaration of Condominium made by BAIRES DEVELOPMENT CORP., recorded in the office of the Recorder of Deeds of Cook County, Illinois as Document No. ~~0626934026~~ together with its undivided percentage interest in the common elements, in Cook County, Illinois.

0626934026

"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.: 13-26-309-032-0000

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 may be, in

M.G.R. TITLE

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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.

1032

Permanent Real Estate Number(s): 13-26-309-~~1032~~-0000  
Address(es) of Real Estate: 3852 W. WRIGHTWOOD AVENUE, Unit 3852-2, CHICAGO, IL 60647

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.

BAIRES DEVELOPMENT CORP.

BY: \_\_\_\_\_  
President

ATTEST: \_\_\_\_\_  
Secretary

Instrument prepared by: Phillip I. Rosenthal, 3700 W. Devon, #E, Lincolnwood, IL 60712

MAIL TO:

~~Jeffrey Picklin~~

~~1341 Rohrling Road~~

~~Rolling Meadows, Illinois 60008~~

GORDON S. HIRSCH, 5901 N. CICERO AVE #405, CHICAGO, IL 60646-5716  
OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

SEND SUBSEQUENT BILLS TO:

Anne Moser

3852 W. WRIGHTWOOD UNIT 3852-2, ~~AVENUE~~ AVENUE

Chicago, Illinois 60647

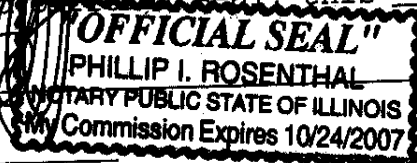
STATE OF ILLINOIS ) ss.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Luis Flocco is personally known to me to be the President and Secretary of BAIRES DEVELOPMENT CORP., an Illinois corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such President and Secretary, 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 4 day of October, 2006.

Notary Public \_\_\_\_\_

My Commission Expires: \_\_\_\_\_




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Property of Cook County Clerk's Office

City of Chicago  
Dept. of Revenue  
470430  
10/05/2006 09:54 Batch 11842 10




Real Estate  
Transfer Stamp  
\$1,998.75

**COOK COUNTY**  
**REAL ESTATE TRANSACTION TAX**  
COUNTY TAX  
  
OCT.-5.06  
**REVENUE STAMP**

# 0000011579

**REAL ESTATE  
TRANSFER TAX**  
0013325  
FP 103042

**STATE OF ILLINOIS**  
STATE TAX  
  
OCT.-5.06  
**REAL ESTATE TRANSFER TAX**  
DEPARTMENT OF REVENUE

# 0000001258

**REAL ESTATE  
TRANSFER TAX**  
0026650  
FP 103041