

WARRANTY DEED

Statutory (ILLINOIS)
(Corporation to Individual)



THE GRANTOR:

453 ASCOT PLACE, INC.

Doc#: 0629805267 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 10/25/2008 03:46 PM Pg: 1 of 3

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 the sum of ten and no/100 DOLLARS in hand paid, and pursuant to authority given by the Board of Directors of said corporation CONVEYS and WARRANTS unto:

S.
PATRICIA GRABILL

TICOR TITLE 403567

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

(SEE ATTACHED LEGAL DESCRIPTION)

hereby releasing and transferring all rights under and by nature of the Homestead Exemption Laws of the State of Illinois. **TO HAVE AND TO HOLD** said premises forever.

SUBJECT TO: (a) general real estate taxes for the current year not then due and for subsequent years, including taxes which may accrue by reason of new or additional improvements during the year of Closing (b) easements, covenants, restrictions, agreements, conditions and building lines of record and party wall rights; (c) the Act; (d) the Plat; (e) terms, provisions and conditions of the Condominium Documents, including all amendments and exhibits thereto; (f) applicable zoning and building laws and ordinances; (g) easements, roads and highways, if any; (h) unrecorded public utility easements, if any; (i) Grantee's mortgage, if any; (j) plats of dedication and plats of subdivision and covenants thereon; (k) acts done or suffered by or judgments against Grantee, or anyone claiming under Grantee; (l) liens and other matters of title over which the Title Company, is willing to insure without cost to Grantee. 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, as long as said exception to title will not materially affect the intended use as a residential condominium property. 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.

ZCB

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Permanent Real Estate Index Number: 17-08-24-025⁷⁻

Address of Real Estate: 1122 W. HUBBARD ST., UNIT 1-W, CHICAGO, IL 60622

IN WITNESS WHEREOF, said Grantor 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, this 4th day of Oct, 2006.

453 ASCOT PLACE, INC.

By: _____

DAN CHAMBERS, PRESIDENT

ATTEST:

Gloria Chambers
GLORIA CHAMBERS, SECRETARY

State of Illinois, County of Cook, I, the undersigned a Notary Public in and for said County, of the State aforesaid, **DO HEREBY CERTIFY THAT, DAN CHAMBERS** personally known to me to be the President of 453 Ascot Place, Inc. and **GLORIA CHAMBERS** personally known to me to be the Secretary of said corporation and, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such President and Secretary, they signed, sealed and delivered the said instrument as President and Secretary of said corporation, 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 4th day of Oct, 2006. My Commission expires _____



Roger J. Hymen
Notary Public

This instrument was prepared by Roger J. Hymen, 500 Skokie Blvd., Suite 530, Northbrook, IL 60062

Mail To:

Send Subsequent Tax Bills to:

Richard Caldarozzo, Esq.
657 Wolverine Drive
Aurora, IL 60504

Patricia Grabill
1122 W. Hubbard, Unit 1-W
Chicago, IL 60622

UNOFFICIAL COPY**PARCEL 1:**


UNIT NUMBER 1-W IN THE ASCOT PLACE OF HUBBARD CROSSING CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:


LOTS 17, 18, 19, 20, 21 AND 22 IN THE SUBDIVISION OF BLOCK 10 IN OGDEN'S ADDITION TO CHICAGO, IN THE NORTHEAST ¼ OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.


WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0606118032, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF A BALCONY, A LIMITED COMMON ELEMENT TO UNIT 1-W, AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT "C" TO THE AFORESAID DECLARATION, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

COUNTY TAX  REVENUE STAMP	COOK COUNTY REAL ESTATE TRANSACTION TAX OCT. 18. 06	REAL ESTATE TRANSFER TAX 00075.00 FP326707
	# 0008036420	

CITY TAX  REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	CITY OF CHICAGO OCT. 18. 06	REAL ESTATE TRANSFER TAX 01125.00 FP 102803
	# 0000008062	

STATE TAX  REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	STATE OF ILLINOIS OCT. 18. 06	REAL ESTATE TRANSFER TAX 00150.00 FP 102809
	# 0000036557	