

# UNOFFICIAL COPY



0630026101

## WARRANTY DEED

Doc#: 0630026101 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/27/2006 12:40 PM Pg: 1 of 4

This Indenture, made this  
**20th day of October, 2006,**  
between, **Desmond Builders, Inc.**

party of the first part,  
and **Andrew S. Wallach**

of the second part,

WITNESSETH, that the party  
of the first part, for and in consideration  
of the sum of Ten 00/100 Dollars (10.00)

and good and valuable consideration in hand paid by the party of  
the second part, the receipt whereof is hereby acknowledged by  
these presents does REMISE, RELEASE, ALIEN, CONVEY and WARRANT  
unto the party of the second part and to its successors and  
assigns, FOREVER, all the following described real estate,  
situated in the County of Cook and State of Illinois unknown and  
described as follows, to wit:

### LEGAL DESCRIPTION:

#### PARCEL 1:

UNIT 3 IN THE 2507 NORTH HALSTED CONDOMINIUM AS DELINEATED ON A SURVEY  
OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 5 IN JOHN T. DAVIS SUBDIVISION OF SOUTH 836 FEET OF OUTLOT F IN  
WRIGHTWOOD, BEING A SUBDIVISION OF THE SOUTHWEST ¼ OF SECTION 28,  
TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN  
COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT D TO THE DECLARATION OF CONDOMINIUM  
RECORDED AS DOCUMENT NUMBER 0611632085, TOGETHER WITH ITS UNDIVIDED  
PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY,  
ILLINOIS.

#### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-2, A LIMITED COMMON ELEMENT AS  
DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED  
AS DOCUMENT NUMBER 0611632085.

Together with all and singular the hereditament and appurtenances  
thereunto belonging, or in anyway 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 in equity, of, in and to the above described  
premises, against all persons lawfully claiming, or to claim the  
same, by, through or under it, it WILL WARRANT AND DEFEND,  
subject to:

(a) General real estate taxes not yet due and for subsequent  
years not yet due.


BOX 334 CTU

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C.F.

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**STATE OF ILLINOIS**



OCT. 23. 06


REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000031935

REAL ESTATE TRANSFER TAX
00470.00
FP 103032

**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX

COUNTY TAX




OCT. 23. 06

REVENUE STAMP

# 000032042

REAL ESTATE TRANSFER TAX
00235.00
FP 103034

**CITY OF CHICAGO**



CITY TAX

OCT. 23. 06

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000011250

REAL ESTATE TRANSFER TAX
03525.00
FP 103033

Property of Cook County Clerk's Office

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(b) Easements, covenants, restrictions, agreements, conditions, and building lines of record and party wall rights;

(c) The Declaration for the 2507 North Halsted Condominium, including matters relating to the 2507 North Halsted (the Declaration"): including all Exhibits thereto, as amended from time to time;

(d) The Illinois Condominium Property Act;

(e) The Plat of Survey attached as Exhibit "D" to the Declaration aforesaid;

(f) Applicable Zoning and Building Laws and Ordinances;

(g) Public utility easements, if any;

(h) Grantee's Mortgage, if any;

(i) Acts done or suffered by Grantee, or anyone claiming under the Grantee.


Permanent Real Estate Index Number(s): **14-28-311-019-0000**

Address of Real Estate: **2507 North Halsted, Unit #3, P-2,  
Chicago, Illinois, 60614**

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.

**IN WITNESS WHEREOF**, the affiant has caused his signature to be affixed hereto, this **20th day of October, 2006**.

  
\_\_\_\_\_  
**Desmond Builders, Inc.**  
**Aidan Desmond, President**

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State of Illinois )  
 ) SS  
 County of Cook )

I, the undersigned, a notary public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that **Aidan Desmond** personally known to me to be the President of **Desmond Builders, Inc.** 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 acknowledged that he signed and delivered the said instrument for **Desmond Builders Inc.**, and caused the company's seal to be affixed thereto, pursuant to authority, given to the members of said company as their free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

**GIVEN** under my hand and official seal, **this 20th day of October, 2006.**



*Isabella G. Rafinska*  
 NOTARY PUBLIC

Send Subsequent Tax Bills to:

Send Deed To:

*Andrew Wallach*

Name

*2507 N. Halsted #3*

Address

*Chicago, IL 60614*

City, State and Zip

*Andrew Wallach*

Name

*2507 N. Halsted #3*

Address

*Chicago, IL 60614*

City, State and Zip

Prepared by:

John D. Colbert  
 Attorney at Law  
 4000 North Lincoln Avenue, #201  
 Chicago, Illinois 60618  
 773-435-0173