UNOFFICIAL COPY

WARRANTY DEED

Doc#: 0630026101 Fee: \$30.00

Eugene "Gene" Moore RHSP Fee:\$10.00

Cook County Recorder of Deeds This Indenture, made this Date: 10/27/2006 12:40 PM Pg: 1 of 4 20th day of October, 2006, between, Desmond Builders, Inc. party of the first part, and Andrew 3. 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 precents does REMISE, RELEASE, ALIEN, CONVEY and WARRANT unto the party of the second part and to its successors and assigns, FORFVER, all the following described real estate,

LEGAL DESCRIPTION:

described as rollows, to wit:

PARCEL 1:

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

situated in the County of Cook and State of Illinois unknown and

LOT 5 IN JOHN T. DAVIS SUBDIVISION OF SOUTH 836 FEET OF OUTLOT F IN WRIGHTWOOD, BEING A SUBDIVISION OF THE SOUTHWEST 4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIPD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT D TO THE DICLAFATION 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.

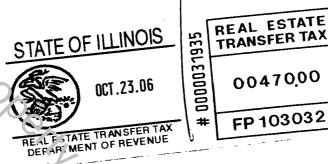
Together with all and singular the hereditament and appurtenances thereunto belonging, or in anyway appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the 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.

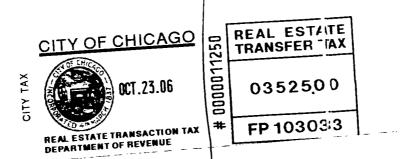
BOX 334 CTI

MH Lace some

UNOFFICIAL COPY







0630026101D Page: 3 of 4

UNOFFICIAL COPY

- (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) Appricable 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 Crantee, its successors and assigns, as rights and easements apportenant to the above described real estate, the rights and casements 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

0630026101D Page: 4 of 4

UNOFFICIAL COPY

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 may hand and official seal, this 20th day of October, 2006.

> "OFFICIAL SEAL" UBLIC F ISABELLA G RAFINSKA COMMISSION EXPIRES 09/23/09

NÖTARY PUBLIC

Send Subsequent Tax Bills to:

Send Deed To:

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