

2071908-MD-1083W

WARRANTY DEED CORPORATION GRANTOR

Doc#: 0702441022 Fee: \$28.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 01/24/2007 10:01 AM Pg: 1 of 3

The Grantor, BENNETT 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, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand

paid, and pursuant to the authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to BRET. OLSON, 309 S. ROSE, PARK RIDGE, IL. 60068, the following described real estate situated in the County of Cook and State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION RIDER FOR DEED

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HCLD said premises forever.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed by these presents by its President and attested by its President, this 22nd day of JANUARY, 2007.

PIN:

13-26-429-020

COMMONLY KNOWN AS:

3211-17 W. ALTGELD, UNIT 3211-2, CHICAGO, IL 60647

BENNETT DEVELOPMENT CORP., an Illinois corporation

By:

CHARLES BENNETT. President

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This Instrument Prepared By:

HAL A. LIPSHUTZ

867 W. BUCKINGHAM CHICAGO, IL 60657

Send subsequent tax bills to:

BRET OLSON

3211-17 W. ALTGELD, UNIT 3211-2

CHICAGO, IL 60647

MAIL TO:

BARBARA L. JONES

501 SOUTH FAIRVIEW AVE., PARK RIDGE, IL. 60068

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 CHARLES BENNETT, PRESIDENT OF BENNETT DEVELOPMENT CORP., an Illinois corporation, personally known to me to 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 such instrument as his own free and voluntary act and as the free and voluntary act of sail corporation, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal, this 22nd day of JANIJARY,

My commission expires:

OFFICIAL SEAL HAL A. LIPSHUTZ NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 9/28/2009

City of Chicago

488772

Dept. of Revenue

Real Estate Transfer Stamp

\$1.710.00

Notary Public

11/23/2007 **0**9:17 Batch **0**7251 30

REAL ESTATE STATE OF ILLINOIS FRANSFER TAX JAN. 23.07

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

0022800

FP 103041

COOK COUNTY

REVENUE STAMP

JAN.23.07

0011400

REAL ESTATE

TRANSFER TAX

FP 103042

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LEGAL DESCRIPTION RIDER FOR DEED

PARCEL 1: UNIT 3211-2 IN THE ELIZABETH MANOR CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 AND 2 IN BLOCK 7 IN SUBDIVISION OF 39 ACRES OF THE EAST SIDE OF THE EAST ½ OF THE SOUTHEAST 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 RECORDED AS DOCUMENT 0625610044, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

GRANTOR ALSO FEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPOINTMENT TO THE SUBJECT UNIT DESCRIBED HEREIN, 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, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIFULATED AT LENGTH HEREIN.

THIS DEED IS FURTHER SUBJECT TO: (a) general real estate taxes not due and payable at the time of Closing; (b) applicable zoning, building laws and ordinances; (c) the limitations and conditions imposed by the Act; (d) the limitations and conditions imposed by the Municipal Code of Chicago; (e) the Condominium Documents including all amendments and exhibits thereto; (f) covenants, conditions, declarations, restrictions and building lines of record; (g) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (h) encroachments, if any, as shown on the Plat of Survey to be attached as Exhibit "5" to the Declaration; (i) public utility easements; (j) installments due after Closing for assessments levied pursuant to the Declaration; (k) private easements; (l) party wall rights and agreements (iii) matters over which the title company has agreed to insure.

GRANTOR CERTIFIES THAT NOTICE OF INTENT AS REQUIRED BY SECTION 30 OF THE ILLINOIS CONDOMINIUM PROPERTY ACT WAS SERVED ON THE TENANTS AT THE PROPERTY AND THE TENANT OF THIS UNIT FAILED TO EXERCISE ITS RIGHT OF FIRST REFUSAL.

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