



Doc#: 0702941128 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 01/29/2007 03:21 PM Pg: 1 of 3

**WARRANTY DEED**  
**CORPORATION GRANTOR**

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 **JOSEPH B. UTSCHIG AND JULIE M. UTSCHIG**, Husband and Wife, of 1722 N. Mohawk, #1F, Chicago, IL. 60614, not as Tenants in Common, and not as Joint Tenants, but as **TENANTS BY THE ENTIRETY**, 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 HOLD** said premises not as Tenants in Common, and not as Joint Tenants, but as **TENANTS BY THE ENTIRETY**, 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 26<sup>th</sup> day of JANUARY, 2007.

PIN: 13-26-429-020

COMMONLY KNOWN AS: 2452-54 N. KEDZIE, UNIT 2452-3, CHICAGO, IL 60647

**BENNETT DEVELOPMENT CORP.**,  
an Illinois corporation

By: Charles Bennett  
**CHARLES BENNETT, President**

M.G.R. TITLE  
MERCURY TITLE COMPANY, LLC. 2072016 lot 3 trm n

# UNOFFICIAL COPY

This Instrument Prepared By: HAL A. LIPSHUTZ  
867 W. BUCKINGHAM  
CHICAGO, IL 60657

Send subsequent tax bills to: JOSEPH B. UTSCHIG  
2452-54 N. KEDZIE, UNIT 2452-3  
CHICAGO, IL 60647

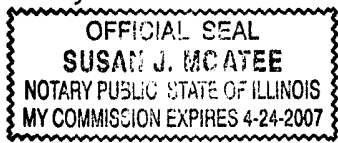


MAIL TO: PATRICIA ELLIOTT  
6720 N. NAVAJO AVENUE, LINCOLNWOOD, IL. 60712

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 said corporation, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal, this 26<sup>th</sup> day of JANUARY 2007.



*Susan J. McAtee*  
\_\_\_\_\_  
Notary Public

My commission expires:  
4-24-07

City of Chicago      Real Estate  
Dept. of Revenue      Transfer Stamp  
489706      \$2,100.00  
01/29/2007 10:05      Batch 07255 58



COUNTY TAX  
**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX  
  
JAN. 29. 07  
REVENUE STAMP

# 0000018153  
**REAL ESTATE TRANSFER TAX**  
00140.00  
FP 103042

STATE TAX  
**STATE OF ILLINOIS**  
  
JAN. 29. 07  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000007939  
**REAL ESTATE TRANSFER TAX**  
00280.00  
FP 103037

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## LEGAL DESCRIPTION RIDER FOR DEED

PARCEL 1: UNIT 2452-3 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 ¼ 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 HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT 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 STIPULATED 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 "D" 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 (m) 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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