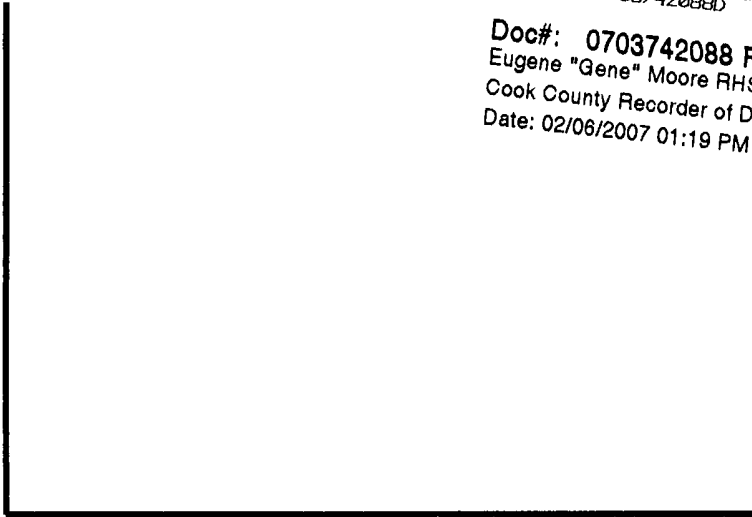




Doc#: 0703742088 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/06/2007 01:19 PM Pg: 1 of 3

WARRANTY DEED
Statutory (Illinois)



THE GRANTOR, 4721 Malden Development LLC, an Illinois Limited Liability Company, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS, TRANSFERS and WARRANTS to Justin Roy ^{a married man} and ~~Kari Roy, husband and wife, of the City of Seattle, County of King, State of Washington, as Tenants by the Entirety, not as Tenants in Common or as Joint Tenants,~~ the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: HC

FOR LEGAL DESCRIPTION
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property Address: 4721 N. Malden Street, 2S, Chicago, Illinois 60640
P.I.N.: 14-17-104-008-0000

SUBJECT TO: (1) real estate taxes not yet due and payable; (2) applicable zoning, building laws and ordinances; (3) public utility easements; (4) private easements for pedestrian ingress and egress; (5) provisions of the Municipal Code of Chicago; (6) provisions of the Condominium Property Act of Illinois (the "Act"); (7) all rights, easements, restrictions, conditions and reservations of record or contained in the Declaration or reserved by The 4721 North Malden Condominium Association (the "Association") to itself and its successors and assigns, for the benefit of all Unit Owners at the Condominium; (8) encroachments, if any, shown on the Plat and Survey attached to the Declaration; (9) assessments due to the Association after the Closing Date; and (10) such other matters as to which the Title Insurer commits to insure Buyer against loss or damage.

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 benefits 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.

The Tenant of the Unit waived or failed to exercise the option to purchase the Unit.

Dated: this 31 day of January, 2007.

Henryk Kazmierczak
Managing Member
4721 Malden Development LLC

8340860 1 of 3 w no affect

Box 334

3/8

UNOFFICIAL COPY

STATE OF ILLINOIS

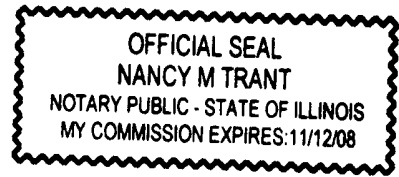
COUNTY OF COOK

} ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Henryk Kazmierczak is personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 31st day of January, 2007.

Nancy M. Trant
Notary Public



**THIS INSTRUMENT
PREPARED BY:**

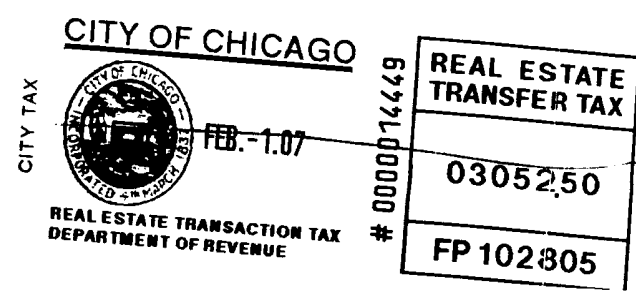
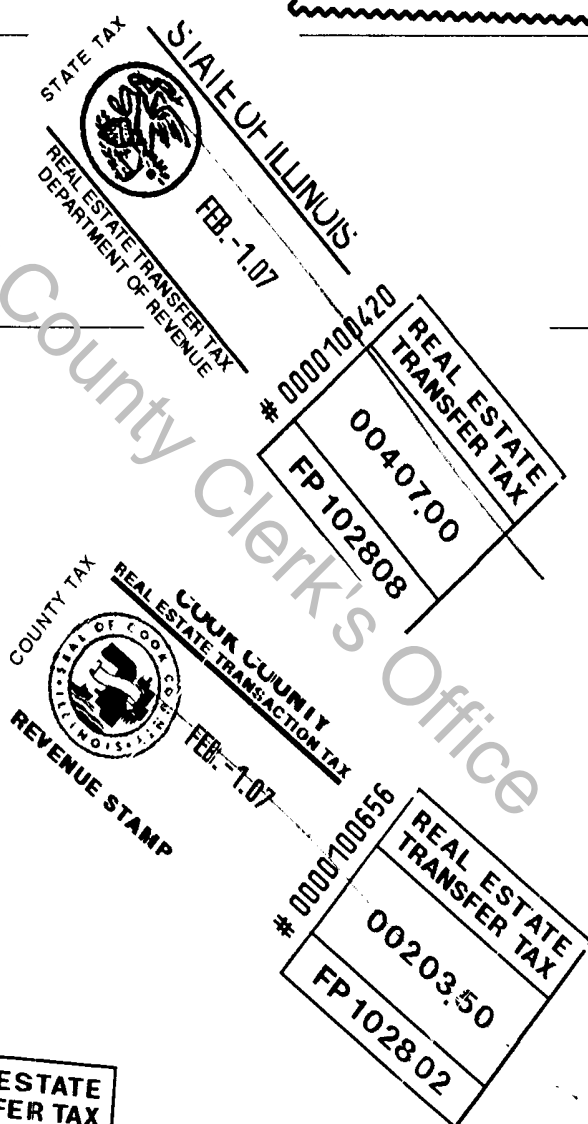
David L. Rudolph
Law Offices of David L. Rudolph
111 West Washington St., Suite 823
Chicago, IL 60602

**WHEN RECORDED
RETURN TO:**

MICHAEL F. JORDAN
4609 N. WESTERN
CHICAGO, IL 60625

**SEND FUTURE TAX
BILLS TO:**

Justin Roy
4721 N. Malden Street, 2S
Chicago, IL 60640



UNOFFICIAL COPY

STREET ADDRESS: 4721 N. MALDEN STREET UNIT #2S

CITY: CHICAGO COUNTY: COOK

TAX NUMBER: 14-17-104-008-0000

fund cap

LEGAL DESCRIPTION:

PARCEL 1:

UNIT 2S IN THE 4721 NORTH MALDEN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 137 IN SHERIDAN DRIVE SUBDIVISION, A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0625512111; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-5, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0625512111.

Property of Cook County Clerk's Office