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520412



Doc#: 0707434115 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/15/2007 02:25 PM Pg: 1 of 5

WARRANTY DEED

THE GRANTOR
JACQUELIN K. BERNER
a widow,
of the City of Lindenhurst
County of Lake, State of
Illinois for and in
consideration of Ten
(\$10) Dollars and
other good and
valuable consideration
in hand paid, CONVEY(S)
and WARRANT(S) to

WILLIAM KNAPP

of 4343 N. CLARENDON, CHICAGO, the following described Real Estate
situated in the County of Cook in the State of Illinois, to Wit:

SEE ATTACHED LEGAL DESCRIPTION

CLARENDON
ADDRESS: 4343 N. CLARENDON, UNIT 1013, CHICAGO, ILLINOIS

PIN#: 16-16-300-032-1307

NOT HOMESTEAD PROPERTY

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of
the State of Illinois.

SUBJECT TO: covenants, conditions, and restrictions of record, Document No.(s)
and to General Taxes for 2001 (2ND Installment) and subsequent years.

DATED THIS 2 DAY OF MARCH, 2007

Jacquelin K. Berner
JACQUELIN K. BERNER

Shc

CLERK OF DEEDS
2 N. La Salle Street
Suite 825
Chicago, IL 60602
312-849-4243

THE SIGNATURES OF THE PARTIES EXECUTING THIS DOCUMENT
ARE COPIES AND ARE NOT ORIGINAL SIGNATURES.

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Unit No. 1013 together with its undivided percentage interest in the common elements, in the Boardwalk Condominium as delineated and defined in the Declaration recorded as Document No. 25120912, in the Office of the Recorder of Deeds of Cook County, Illinois, in Section 16, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Grantor hereby grants to Grantee, their successors and assigns, the right to, and exclusive possession of, Parking Space 169 as a limited common element. Grantor also hereby grants to Grantees, their successors and assigns, as rights and easements appurtenant to the parcel of real estate described herein, the rights and easements for the benefit of said property set forth in the aforementioned Condominium Declaration, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Condominium Declaration for the benefit of the remaining property not conveyed by Grantor hereby.

This Deed is subject to all rights, easements, restrictions, conditions covenants and reservations contained in the Condominium Declaration, the same as though the provisions of the aforementioned Condominium Declaration were recited and stipulated at length herein.

Any Tenant of the Unit who was entitled to Notice of Intent with respect to the purchase and sale evidenced by this Deed has either waived or failed to exercise his right of first refusal or had no right of first refusal with respect to the Unit.

This deed is subject to:

(a) General real estate taxes not due and payable at the time of closing, (b) the Act and the Municipal Code, (c) the condominium documents, including all amendments and exhibits thereto, (d) applicable zoning and building laws and ordinances, (e) covenants, conditions and restrictions of record, (f) private, public and utility easements, (g) encroachments, overlaps, and boundary line disputes, (h) building setback line of 30 feet (from the north line of Lots 1, 2 and 3) as established by document recorded June 20, 1892, as Document No. 1687230, and as contained in subsequent deeds recorded as Documents Nos. 3114458, 3114456 and 1917801 (affects Lots 1, 2 and 3), (i) building setback line of 25 feet (from the south line of Lots 11 to 16, both inclusive) as shown on the plat of subdivision (affects Lots 11 to 16), (j) violation of the building setback lines noted at items (h) and (i) above by the building over the 30 foot line, noted at (h) above, a distance of approximately 20 feet 5 inches and over the 25 foot line, noted at (i) above, a distance which varies from approximately 15 feet at the southwest corner of the building to approximately 16 feet at the southeast corner of said building, (k) rights of tenant under the existing lease of the purchased unit, if any, (l) recorded and unrecorded leases pertaining to the commercial or common areas of the building, and all rights thereunder of, and all acts done or suffered by, the lessees thereunder or any party claiming by, through or under said lessees thereunder, (m) rights, if any, of persons providing private television services, (n) acts done or suffered by GRANTEE or anyone claiming by, through or under GRANTEE, and (o) any other matters which shall be insured over by the title insurer.

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STATEMENT BY GRANTOR AND GRANTEE (55 ILCS 5/3 5020 B)

THE GRANTOR OR HIS AGENT AFFIRMS THAT, TO THE BEST OF HIS KNOWLEDGE, THE NAME OF THE GRANTEE SHOWN ON THE DEED OR ASSIGNMENT OF BENEFICIAL INTEREST IN A LAND TRUST IS EITHER A NATURAL PERSON, AN ILLINOIS CORPORATION OR FOREIGN CORPORATION AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE IN ILLINOIS, A PARTNERSHIP AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE IN ILLINOIS, OR OTHER ENTITY RECOGNIZED AS A PERSON AND AUTHORIZED TO DO BUSINESS OR ACQUIRE TITLE TO REAL ESTATE UNDER THE LAWS OF THE STATE OF ILLINOIS.

DATED 3-2, 2007

SIGNATURE: Wm. W. Key
GRANTOR OR AGENT

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID
THIS 2 DAY OF March, 2007.

NOTARY PUBLIC [Signature]



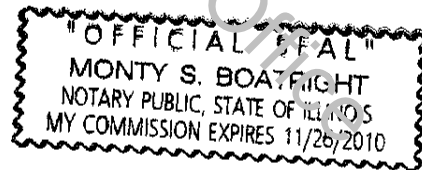
THE GRANTEE OR HIS AGENT AFFIRMS AND VERIFIES THAT THE NAME OF THE GRANTEE SHOWN ON THE DEED OR ASSIGNMENT OF BENEFICIAL INTEREST IN A LAND TRUST IS EITHER A NATURAL PERSON, AN ILLINOIS CORPORATION OR FOREIGN CORPORATION AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE IN ILLINOIS, A PARTNERSHIP AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE IN ILLINOIS, OR OTHER ENTITY RECOGNIZED AS A PERSON AND AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE UNDER THE LAWS OF THE STATE OF ILLINOIS.

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THIS 2 DAY OF March, 2007.

NOTARY PUBLIC [Signature]



NOTE: ANY PERSON WHO KNOWINGLY SUBMITS A FALSE STATEMENT CONCERNING THE IDENTITY OF A GRANTEE SHALL BE GUILTY OF A CLASS C MISDEMEANOR FOR THE FIRST OFFENSE AND OF A CLASS A MISDEMEANOR FOR SUBSEQUENT OFFENSES.

(ATTACHED TO DEED OR ABI TO BE RECORDED IN COOK COUNTY, ILLINOIS IF EXEMPT UNDER THE PROVISIONS OF SECTION 4 OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT.)

EUGENE "GENE" MOORE
RECORDER OF DEED/REGISTRAR OF TORRENS TITLES COOK COUNTY, ILLINOIS

THE SIGNATURES OF THE PARTIES EXECUTING THIS DOCUMENT ARE COPIES AND ARE NOT ORIGINAL SIGNATURES.

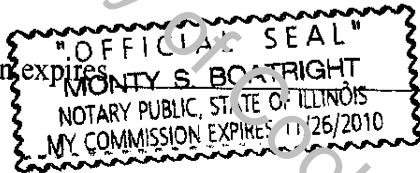
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State of Illinois,
County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JACQUELIN K. BERNER, a widow personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that him/her/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 2 day of MARCH, 2007

Commission expires




NOTARY PUBLIC

This instrument was prepared by: MONTY BOATRIGHT 4653 N. MILWAUKEE, CHICAGO, ILLINOIS 60630

Mail this instrument to: WILLIAM KNAPP

Send Subsequent Tax Bills to: WILLIAM KNAPP

Exempt under Real Estate Transfer Tax Act
Sec. 4, Par. E & Cook County Ord 95104 Par. E
Date 3-2-07 Sign. W. Knapp

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Property of Cook County Clerk's Office

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AFFIDAVIT AS TO ORIGINAL DOCUMENT

STCIL #

State of Illinois)
County of) sis.

WITNESSETH, that the affiant Queen Milanes under oath and being fully advised as to the premises and circumstances, and being of sound mind and of legal age, and in reference to title to the premises, legally described as follows; to-wit:

LEGAL: SEE ATTACHED EXHIBIT "A"

PIN:

ADDRESS:

3 Warranty Deeds

Does hereby affirmatively states that the 1 attached hereto is a true and exact copy of the original document from our file, which was executed by the parties. That the original of it has not been recorded and cannot be located. This document is being recorded for the purposes of placing a notice of said document in the public records.

FURTHER, Affiant says not.

Queen Milanes

STATE OF ILLINOIS) SS
COUNTY OF)

Bridgette E Stewart

I, 1, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DO HEREBY CERTIFY THAT Queen Milanes BEING PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME WAS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON, AND ACKNOWLEDGED THAT (S)HE SIGNED AND DELIVERED THE SAID INSTRUMENT AS HIS/HER FREE AND VOLUNTARY ACT, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, THIS 15th DAY OF March, 2007

Bridgette E Stewart
NOTARY PUBLIC

Stewart Title Company

Prepared by:

2055 W. Army Trail Road
Suite 110
Addison, IL 60101

MY COMMISSION EXPIRES:

