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Doc#: 0711041068 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/20/2007 11:50 AM Pg: 1 of 3

COOK COUNTY RECORDING

- DEED
- MORTGAGE
- ASSIGNMENT
- POWER OF ATTORNEY
- RELEASE
- SUBORDINATION AGREEMENT
- OTHER

RETURN TO:

Property of Cook County Clerk's Office

2072769
M.G.R. TITLE COMPANY, LLC
TENANTS IN COMMON

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City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
502964 \$2,595.00
04/18/2007 09:21 Batch 07205 16

WARRANTY DEED
(Corporation to Individual
(Illinois) S

16 THIS AGREEMENT, made this day of April, 2007 between BAIRES 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, party of the first part, and Mark Capola and Hernan Sanchez, 3852 W. Wrightwood, Unit 3852-1, Chicago, IL 60647, ~~not as tenants in common but as joint tenants with rights of survivorship~~, party of the second part, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

STATE TAX
STATE OF ILLINOIS
APR. 18.07
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
00346.00
FP 103037
0000010200

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
APR. 18.07
REVENUE STAMP

REAL ESTATE TRANSFER TAX
00173.00
FP 103042
0000022505

M.G.R. TITLE

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

Units 3852-1 and P-9 in THE LOGAN 38-3 CONDOMINIUMS on a survey of the following described real estate:

LOT 25 IN BLOCK 17 IN PENNOCK, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF THE SOUTHWEST 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 made by BAIRES DEVELOPMENT CORP., recorded in the office of the Recorder of Deeds of Cook County, Illinois as Document No. 0626934026 together with its undivided percentage interest in the common elements, in Cook County, Illinois.

"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 BENEFIT OF SAID PROPERTY 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 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."

THE TENANT OF THIS UNIT HAS WAIVED THEIR RIGHT OF FIRST REFUSAL.

P.I.N.: 13-26-309-032-0000

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his heirs and assigns forever.

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And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: Covenants, conditions, restriction of record, and public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2007 and subsequent years.

Permanent Real Estate Number(s): 13-26-309-032-0000

Address(es) of Real Estate: 3852 W. WRIGHTWOOD AVENUE, Unit 3852-1, CHICAGO, IL 60647

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its _____ President, and attested by its _____ Secretary, the day and year first above written.

BAIRES DEVELOPMENT CORP.

BY: _____
President

ATTEST: _____
Secretary

Instrument prepared by: Phillip I. Rosenthal, 3700 W. Devon, #E, Lincolnwood, IL 60712

MAIL TO:
John Aylesworth
215 N. Aberdeen, Suite 1N
Chicago, Illinois 60607

SEND SUBSEQUENT BILLS TO:
Mark Capola and Hernan Sanchez
3852 W. WRIGHTWOOD UNIT 3852-1
Chicago, Illinois 60647

OR RECORDER'S OFFICE BOX NO. _____

STATE OF ILLINOIS) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Luis Flocco is personally known to me to be the President and Secretary of BAIRES DEVELOPMENT CORP., an Illinois corporation, 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 severally acknowledged that as such President and secretary, he signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 16 day of April, 2007.

Notary Public _____

My Commission Expires: 8/18/08

