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2073/49/1/16 mtc ①

Doc#: 0712141168 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/01/2007 02:55 PM Pg: 1 of 3

WARRANTY DEED

ILLINOIS STATUTORY
COMPANY to INDIVIDUAL

MAIL TO:

Bill Mosconi
Attorney at Law
707 SKOKIE BLVD, SUITE 410
NORTHBROOK, IL 60062

NAME/ADDRESS OF TAXPAYER:

Craig Turner & Terri Turner
Unit 101
2743 W. Thomas Street
Chicago, Illinois 60622

RECORDER'S STAMP

M.G.R. TITLE

The Grantor, **2743 THOMAS CONDOS, INC.**, an Illinois corporation organized and existing under and by virtue of the laws of the State of Illinois, for and in consideration of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration in hand paid, **CONVEYS and WARRANTS** to the Grantee:

CRAIG TURNER & TERRI TURNER, husband and wife,
not as Joint Tenants or Tenants in Common but as **Tenants by the Entirety**

any and all right, title, and interest in the following described property situated in the County of Cook and State of Illinois, to wit:

See legal description and subject to provisions
attached hereto as EXHIBIT "A" and made a part hereof

Commonly Known as: **Unit 101**

2743 W. Thomas Street, Chicago, Illinois 60622

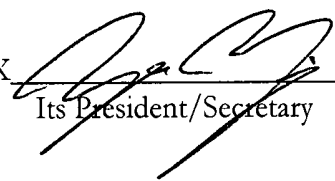
P.I.N. (undivided)

16-01-408-011-0000

Dated this 27th day of April, 2007.

2743 Thomas Condos, Inc.,
an Illinois corporation

By: X


Its President/Secretary

State of Illinois)

) SS.

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County of Cook)

The undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that Zbigniew Bafia, President and Secretary, of **2743 Thomas Condos, Inc.**, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such President and Secretary, appeared before me this day in person, and acknowledged that he signed, sealed, and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

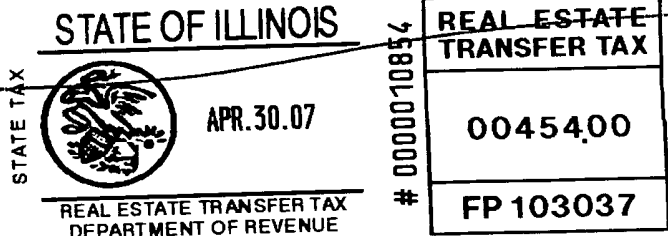
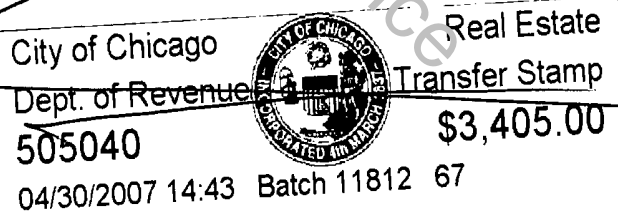
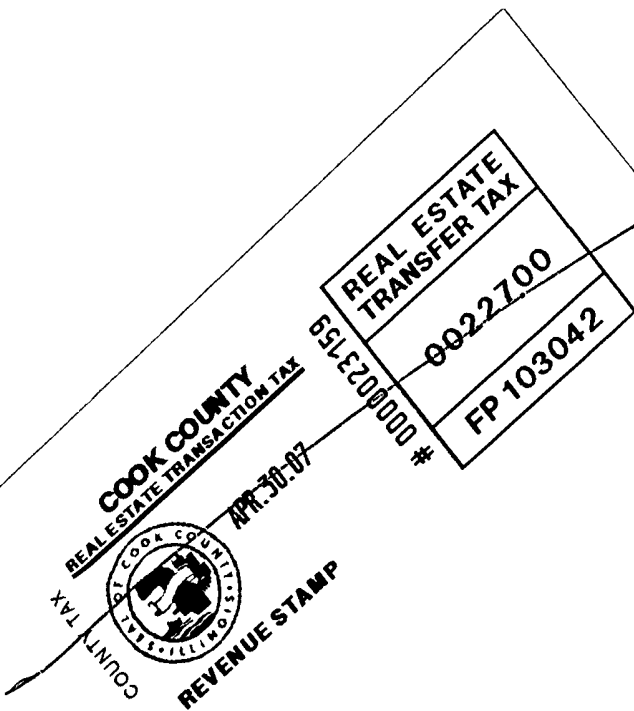
Given under my hand and official seal this 27th day of April, 2007.

John E. Lovstrand
Notary Public



My commission expires: 9.4.2010

This instrument prepared by John E. Lovstrand
PALMISANO & LOVSTRAND
19 South LaSalle Street
Suite 900
Chicago, Illinois 60603



UNOFFICIAL COPY**EXHIBIT "A"**Parcel 2:

Units 101 in the **2743 THOMAS CONDOMINIUMS** as delineated on a survey of the following described property:

LOT 18 IN BLOCK 1 IN WATRISS' SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE EAST 115 FEET) IN COOK COUNTY, ILLINOIS;

which survey is attached to the Declaration of Condominium recorded as Document No. **0706015077**, together with an undivided percentage interest in the Common Elements.

Parcel 2:

The exclusive right to use **Parking Space G-3**, a limited common element as delineated on the survey attached to the aforementioned Declaration of Condominium.

Permanent Index Number (affecting underlying land): **16-01-408-011-0000**

Commonly Known as: **Unit 101, 2743 W. Thomas Street, Chicago, Illinois 60622**

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.

THERE WAS NO TENANT OF THIS UNIT, AS THIS IS A NEW CONSTRUCTION CONDOMINIUM, AND THEREFORE THERE WAS NO RIGHT OF FIRST REFUSAL.

SUBJECT TO:

- (1) general real estate taxes not due and payable at the time of closing;
- (2) the Act and Code;
- (3) the Condominium Documents, including all amendments and exhibits thereto;
- (4) applicable zoning and building laws and ordinances;
- (5) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser;
- (6) utility easements, if any, whether recorded or unrecorded;
- (7) covenants, conditions, restrictions, encroachments and easements of record.