

UNOFFICIAL COPY

M/O

PREPARED BY:

Thomas J. Tartaglia
7824 West Belmont
Chicago, IL 60634



Doc#: 0713060032 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/10/2007 10:35 AM Pg: 1 of 2

MAIL TAX BILL TO:

Kenneth Chitester
4824 N. Hoyne #2
Chicago, IL 60625

MAIL RECORDED DEED TO:

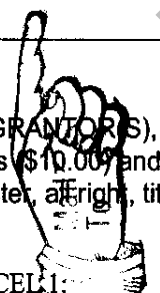
LISA RAIMONDI
161 N. CLARK, STE. 2500
CHICAGO, IL 60601

WARRANTY DEED

Statutory (Illinois)

THE GRANTOR(S), Skyline Construction & Development Corporation, an Illinois Corporation, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to Kenneth R. Chitester, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

M.G.R. TITLE



PARCEL 1:

UNIT NUMBER 4824-2 IN THE 4812-30 HOYNE CONDOMINIUM DECLARATION, AS DEPICTED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE SOUTH 316 FEET OF LOT 1 (EXCEPT THE SOUTH 125 FEET THEREOF) IN THE SUBDIVISION OF LOT 3 IN JOHN MARBACH AND OTHERS SUBDIVISION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; AND ALSO THE NORTH 183 FEET OF THE SOUTH 316 FEET OF LOT 2 IN THE SUBDIVISION OF LOT 3 IN JOHN MARBACH AND OTHERS SUBDIVISION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN ALL IN COOK COUNTY, ILLINOIS. WHICH PLAT OF SURVEY IS ATTACHED AS APPENDIX "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED JUNE 21, 2006, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 0617234091. AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF G-15 AND P-9, LIMITED COMMON ELEMENTS ("LCEs"), AS DELINEATED ON THE PLAT OF SURVEY AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF UNIT NUMBERS 4824-2, AS ARE SET FORTH IN THE DECLARATION; THE GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS AS SET FORTH IN SAID DECLARATION FOR THE REMAINING LAND DESCRIBED THEREIN.

Permanent Index Number(s): 14-07-323-027-0000 (underlying land)
Property Address: 4824 N. Hoyne #2, Chicago, IL 60625

Permanent Index Number(s): 14-07-323-030-0000 (underlying land)
Property Address: 4824 N. Hoyne #2, Chicago, IL 60625

Subject, however, to the general taxes for the year of 2006 and thereafter, and all instruments, covenants, restrictions, conditions, applicable zoning laws, ordinances, and regulations of record.

EITHER (A) NO TENANT HAD A RIGHT OF FIRST REFUSAL TO PURCHASE THE PROPERTY ON THE DATE ON WHICH THE GRANTOR GAVE THE NOTICE REQUIRED BY SECTION 30 IF THE ILLINOIS CONDOMINIUM PROPERTY ACT (THE "ACT"); (B) AT THE DATE ON WHICH THE GRANTOR GAVE THE NOTICE REQUIRED BY SECTION 30 OF THE ACT, THE UNIT WAS OCCUPIED AND THE TENANT THEREOF FAILED TO EXERCISE OR WAIVED ITS FIRST RIGHT AND OPTION TO PURCHASE THE UNIT, ALL AS PROVIDED IN THE ACT, OR (C) THE GRANTEE WAS A TENANT OF THE UNIT PRIOR TO THE CONVERSION OF THE PROPERTY TO CONDOMINIUM.

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Warranty Deed - Tenancy By the Entirety - *Continued*

Grantor also hereby grants to the Grantee, its successors and assigns, such right 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 also 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 to at length.

Dated this 30 Day of April 2007

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
~~506718~~ \$2,565.00
05/09/2007 11:46 Batch 07222 66



Skyline Construction & Development Corporation

By

[Signature]

Vaselina M. Salageanu
President & Secretary

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 Vaselina M. Salageanu, President and Secretary of Skyline Construction & Development Corporation, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/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 notarial seal, this 30 Day of April 2007

[Signature]
Notary Public

My commission expires: 12/2/07

Exempt under the provisions of paragraph _____



COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX
MAY.-9.07

0000023753

REAL ESTATE TRANSFER TAX
0017100
FP 103042

REVENUE STAMP

STATE OF ILLINOIS

MAY.-9.07

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000011448

REAL ESTATE TRANSFER TAX
0034200
FP 103037