

**UNOFFICIAL COPY**



**Warranty Deed  
Statutory (ILLINOIS)**

Doc#: 0714335099 Fee: \$54.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/23/2007 09:12 AM Pg: 1 of 4

Above Space for Recorder's Use Only

**THE GRANTOR, CATHERINE COURTS CONDOMINIUM, LLC**, an Illinois limited liability company 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, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Members of said company, **CONVEYS** and **WARRANTS** to:

**HARTFORD COURT DEVELOPMENT, INC.**, an Illinois corporation created and existing under and by virtue of the laws of the State of Illinois, having its principal office at the following address:  
**265 Cottage Hill  
Elmhurst, Illinois 60126**

the following described Real Estate situated in the County of Cook, and State of Illinois, to wit:

**SEE LEGAL DESCRIPTION AND SUBJECT TO ATTACHED AS EXHIBIT "A"  
AND MADE A PART HEREOF**

Permanent Index Numbers: 12-11-119-006-0000; 12-11-119-015-0000  
12-11-119-016-0000; 12-11-119-017-0000  
(Affects Underlying Land)

New Underlying PINS: 12-11-119-027-0000; 12-11-119-028-0000  
12-11-119-029-0000; 12-11-119-030-0000

Address of Real Estate: 5306 North Cumberland Avenue, Unit 321-3  
Chicago, Illinois 60656

**P.N.T.N.**

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 OF 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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In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Manager, this 7th day of May, 2007.


**CATHERINE COURTS CONDOMINIUM, LLC,  
an Illinois limited liability company**

**By: CATHERINE COURTS MANAGEMENT, INC.  
an Illinois corporation**

**Its: Manager**

**By:   
GUIDO C. NERI**

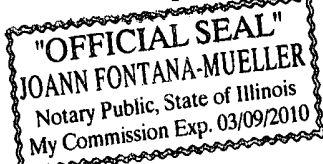
**Its: President**

**Attest:   
Secretary**

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that GUIDO C. NERI, personally known to me to be the President of CATHERINE COURTS MANAGEMENT, INC., an Illinois corporation, Manager of CATHERINE COURTS CONDOMINIUM, LLC, an Illinois limited liability company, and MARIO MIKODA, personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such President and Secretary, they signed, sealed and delivered the said instrument and caused the corporate seal of the corporation to be affixed thereto pursuant to authority given by the Board of Directors of said corporation in its capacity as Manager of CATHERINE COURTS CONDOMINIUM, LLC, for the uses and purposes therein set forth.

Given under my hand and official seal, this 7<sup>th</sup> day of May, 2007.

Commission Expires: March 9, 2010



  
Notary Public

**Prepared by: Robert J. Di Silvestro, 5231 North Harlem Avenue, Chicago, IL 60656-1875**

**MAIL TO:**

Kenneth G. Mason, Esquire  
123 West Madison Street Suite 700  
Chicago Illinois 60602

**SEND SUBSEQUENT TAX BILLS TO:**

\_\_\_ HARTFORD COURT DEVELOPMENT, INC.  
\_\_\_ 265 Cottage Hill  
\_\_\_ Elmhurst, Illinois 60126

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## EXHIBIT "A" Legal Description

UNIT NUMBER **321-3** IN THE CATHERINE COURTS CONDOMINIUM, AS DELINEATED AND DESCRIBED IN A PLAT OF SURVEY OF PARTS OF LOTS 1, 2, 3 AND 4 IN ALBERT SCHORSCH SON'S CATHERINE COURTS TRACT NUMBER 1 IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED SEPTEMBER 6, 2005 AS DOCUMENT NUMBER 0524932077, AS AMENDED BY SUPPLEMENT NO. 1 TO DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED DECEMBER 14, 2005 AS DOCUMENT NUMBER 0534810040, SUPPLEMENT NO. 2 TO DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AUGUST 2, 2006 AS DOCUMENT NUMBER 0621432095, CERTIFICATE OF CORRECTION RECORDED SEPTEMBER 25, 2006 AS DOCUMENT NUMBER 0626827022, SPECIAL AMENDMENT NO. 1 TO DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED DECEMBER 29, 2006 AS DOCUMENT NUMBER 0636322080, SUPPLEMENT NO. 3 TO DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED DECEMBER 29, 2006 AS DOCUMENT NUMBER 0636322081, SUPPLEMENT NO. 4 TO DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED MAY 3, 2007 AS DOCUMENT NUMBER 0712315045 AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACES **P-23 AND P-363**, LIMITED COMMON ELEMENTS, AS DELINEATED AND DESCRIBED IN THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM OWNERSHIP, AFORESAID.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, IT 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 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.

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.

SUBJECT TO (1) REAL ESTATE TAXES NOT YET DUE AND PAYABLE; (2) PRIVATE, PUBLIC AND UTILITY EASEMENTS; (3) APPLICABLE ZONING AND BUILDING LAWS OR ORDINANCES; (4) ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND RESERVATIONS CONTAINED IN THE DECLARATION AS AMENDED FROM TIME TO TIME AND A RESERVATION BY THE DEVELOPER TO ITSELF AND ITS SUCCESSORS AND ASSIGNS, FOR THE BENEFIT OF ALL UNIT OWNERS AT THE CONDOMINIUM, OF THE RIGHTS AND EASEMENTS SET FORTH IN THE DECLARATION; (5) PROVISIONS OF THE ILLINOIS CONDOMINIUM PROPERTY ACT; (6) SUCH OTHER MATTERS AS TO WHICH THE TITLE INSURER (AS HEREINAFTER DEFINED) COMMITS TO INSURE PURCHASER AGAINST LOSS OR DAMAGE; (7) LEASES AND LICENSES AFFECTING THE COMMON ELEMENTS AND THE LEASE, IF ANY, OF THE UNIT ("LEASE"); (8) ACTS OF PURCHASER, (9) ENCROACHMENTS, IF ANY, AND (10) COVENANTS, CONDITIONS, RESTRICTIONS, PERMITS, EASEMENTS AND AGREEMENTS OF RECORD.

Underlying PINS: 12-11-119-027-0000; 12-11-119-028-0000; 12-11-119-029-0000; and 12-11-119-030-0000

c/k/a: Unit **321-3**, 5306 North Cumberland Avenue, Chicago, Illinois 60656

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Property of Cook County Clerk's Office

**STATE OF ILLINOIS**

STATE TAX



MAY 17.07

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000031494

REAL ESTATE  
TRANSFER TAX

00091.00

FP 103021

**COOK COUNTY  
REAL ESTATE TRANSACTION TAX**

COUNTY TAX



MAY 17.07

REVENUE STAMP

# 0000031494

REAL ESTATE  
TRANSFER TAX

00075.50

FP 103025

**CITY OF CHICAGO**

CITY TAX



MAY 17.07

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000013939

REAL ESTATE  
TRANSFER TAX

00682.50

FP 103026