

# UNOFFICIAL COPY



**REPUBLIC TITLE CO.**

Chicago Title Insurance Company

**WARRANTY DEED  
ILLINOIS STATUTORY  
(Corporation to Individual)**



0715126103D

Doc#: 0715126103 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/31/2007 12:28 PM Pg: 1 of 4

PIC 62245-1073

**THE GRANTOR, G & L CORPORATION OF ILLINOIS**, an Illinois Corporation, a 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, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, **CONVEYS and WARRANTS to SEAN K. CARPENTER and ERIN CARPENTER**, Not as Tenants in Common nor as Joint Tenants but as **TENANTS BY THE ENTIRETY**, of 636 West Cornelia, Apartment 2N, Chicago, Illinois 60657 of the County of Cook, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

"See legal Description attached hereto and made a part hereof".

Permanent Real Estate Index Number: 14-07-225-016-0000

Address of Real Estate: 1958 West Foster Avenue, Unit 3W, Chicago, Illinois 60645

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its President, this 18th day of May, 2007.

G & L CORPORATION OF ILLINOIS, an Illinois Corporation

By

Michael Giterman  
President

City of Chicago  
Dept. of Revenue  
509772  
05/29/2007 11:44



Real Estate  
Transfer Stamp  
\$2,546.25  
Batch 07233 43

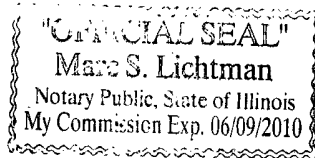
4K9

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STATE OF ILLINOIS, COUNTY OF LAKE ss.

I, Marc S. Lichtman, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Michael Giterman, personally known to me to be the President of the G & L CORPORATION OF ILLINOIS, an Illinois Corporation, and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that as such Michael Giterman as President 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 18th day of May, 2007

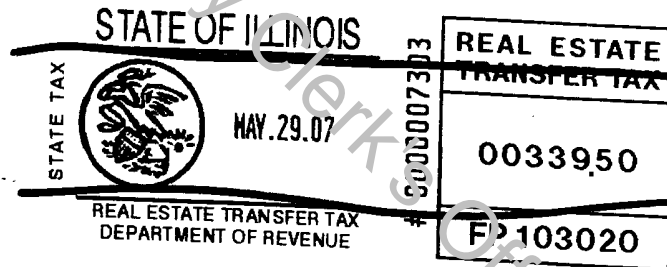


\_\_\_\_\_  
 Marc S. Lichtman

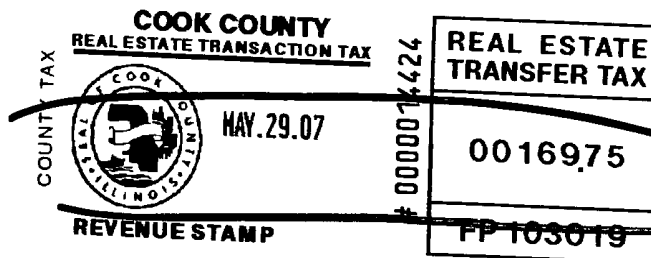
(Notary Public)

**Prepared By:** Marc S. Lichtman  
 Attorney at Law  
 Marc S. Lichtman & Associates, Ltd.  
 222 North LaSalle Street  
 Suite 200  
 Chicago, Illinois 60601

**Mail To:**  
 John Gaines  
 Attorney at Law  
 Huff & Gaines, Ltd.  
 10 South LaSalle Street  
 Suite 3500  
 Chicago, Illinois 60603



**Name & Address of Taxpayer:**  
 SEAN CARPENTER and  
 ERIN CARPENTER  
 1958 West Foster Avenue  
 Unit 3W  
 Chicago, Illinois 60645



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## LEGAL DESCRIPTION RIDER

### LEGAL DESCRIPTION

#### PARCEL 1:

Unit 3W and Parking Space s P-2 & P-8 in the 1958 WEST FOSTER CONDOMINIUM, as delineated and defined on the Plat of Survey of the following described parcel of real estate:

Lots 18 and 19 in Block 7 in Nikolaus Miller's Subdivision of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 7, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Which survey is attached as Exhibit "D" to the Declaration of Condominium recorded November 2, 2006 as Document Number 0630617048, as amended from time to time together with its undivided percentage interest in the common elements.

#### PARCEL 2:

The exclusive right to the use of storage S-6, a Limited Common Element, as delineated on the Survey attached to the Declaration of Condominium aforesaid.

Commonly known as: 1958 West Foster Avenue, Unit 3W, Parking Space s P-2 & P-8, Storage Locker S-6, Chicago, Illinois 60640.

Permanent Index Number: 14-07-225-016-0000

Grantor also hereby Grants to Grantee, its successors and assigns, all 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 unit has waived or has failed to exercise the right of first refusal.

#### SUBJECT TO:

(a) General real estate taxes for the previous and current year not yet due and payable and for subsequent years, including taxes which may accrue by reason of new additional improvements during the year of Closing;

(b) Special taxes or assessments for improvements not yet completed;

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- (c) Easements, covenants, restrictions agreements, conditions, party wall rights and building lines of record;
- (d) The Condominium Property Act of the State of Illinois;
- (e) Survey attached as Exhibit D to the Declaration of Condominium Ownership for 1958 West Foster Condominium Association recorded on November 2, 2006 as document number 0630617048;
- (f) Declaration of Condominium Ownership for 1958 West Foster Condominium Association recorded on November 2, 2006 as document number 0630617048;
- (g) Applicable zoning and building laws and ordinances; and
- (h) Plats of dedication and plats of subdivision and covenants thereon.

Property of Cook County Clerk's Office