UNOFFICIAL COPY

Chicago Title Insurance Company
WARRANTY DEED

ILLINOIS STATUTORY (Corporation to Individual)

#1-25 FA KES

CA5502600

Doc#: 0716641017 Fee: \$28.00 Eugene "Gene" Moore RHSP Fee:\$10.00

Cook County Recorder of Deeds Date: 08/15/2007 09:55 AM Pg: 1 of 3

THE GRANTOR, 1087 A. Hermitage, Inc., a corporation created and existing under and by virture 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, CONVEY(S) and WARRANT(S) to Vildana Kujundjic, An Individual,

(GRANTEE'S ADDRESS) 2129 N. Dayton Street, #302, Chicago, Illinois 60614

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

See Exhibit 'A' attached nercto and made a part hereof

SUBJECT TO: (i) general real estate taxes not yet due; (ii) covenants, conditions, and restrictions of record, including the Declaration of Covenants, Conditions, Restrictions and By-Laws for the Condominium Association, as amended from time to time; (iii) any utility easements of record; (iv) zoning and building laws and ordinances; (v) party walls, if any; (vi) roads and highways, if any; (vii) acts done or suffered by purchaser, and (viii) Seller's right to enter the Condominium to complete construction.

Permanent Real Estate Index Number(s): 17-06-410-033-0000

Address(es) of Real Estate: 1087 N. Hermitage, Unit #3, Chicago, Illinois 60622

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 22nd day of May, 2007.

1087 N. Hermitage, Inc.

By Walter Bladen

Walter Bladek

President

BOK 334

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STATE OF ILLINOIS, COUNTY OF STATE OF

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Walter Bladek, personally known to me to be the President of the 1087 N. Hermitage, Inc., personally known to me to be the same person(s) whose name(s) is subscribed to the forgoing instrument, appeared before me this day in person acknowledged that as such Walter Bladek and President 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 ______ day of May, 2007

C.F.ICIAL SEAL RAMCNDA ROBERTS NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION, EXPIRES:12/16/08

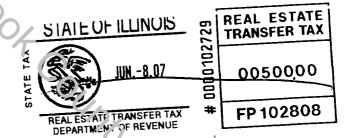
(Notary Public)

Prepared By: Daniel G. Lauer

1424 W. Division Street Chicago, Illinois 60622

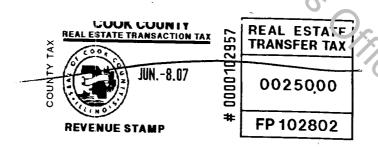
Mail To:

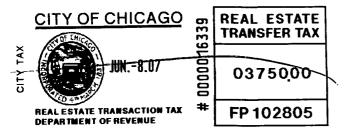
Julianne Walsh, Esq. 1820 North Honore Chicago, Illinois 60622



Name & Address of Taxpayer:

Vildana Kujundjic 1087 N. Hermitage, Unit #3 Chicago, Illinois 60622





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Legal Description

PARCEL 1:

UNIT 3 IN THE 1087 NORTH HERMITAGE CONDOMINIUMS AS DELINEATED ON THE SURVEY OF THE FOLLOWING PROPERTY DESCRIBED AS FOLLOWS:

LOT 1 IN BLOCK 6 IN JOHNSTON'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM, RECORDED AS DOCUMENT NUMBER 0714315107; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF (P-3) AND (S-3), A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT NUMBER 7714315107.

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, 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, COVF. ANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.