OFFICIAL COPY

W13532mit WARRANTY DEED **CORPORATION GRANTOR**

Doc#: 0717041173 Fee: \$28.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 06/19/2007 03:13 PM Pg: 1 of 3

FINAN The Grantor. DEVELOPMENT CORP., Illinois corporation, created and existing under and by virtue of the laws of the State of Illinois and duly authorized. transact to business in the State of Illinois.

for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, and pursuant to the authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to BRIAN KROENING AND PAULA KROENING of 111 S. Morgan, Apt. 602, Chicago, IL 60607, as husband and wife, not as Joint Tenants or Tenants in Common but as TENANTS BY THE ENTIRETY, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION RIDER FOR DEED

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises as husband and wife, not as Joint Tenants or Tenants in Common but as TENANTS BY THE ENTIRETY. forever.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed by these presents by its President and attested by its President this 15th day of June 2007.

PIN:

14-05-326-045-0000

COMMONLY KNOWN AS:

1450 W. OLIVE, UNIT 1, CHICAGO, IL 60860

City of Chicago Dept. of Revenue **314418**

Real Estate ransfer Stamp 06/18/2007 10:93 Batch 00746 42

FINAN DEVELOPMENT CORP. an Illinois corporation

By:

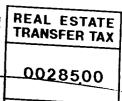
TATE OF ILLINOIS UN. 18.07

REAL ESTATE TRANSFER TAX

DEPARTMENT OF REVE

REAL ESTATE TRANSFER TAX 0057000 FP 103037





FP 103042

0717041173D Page: 2 of 3

UNOFFICIAL COPY

This Instrument Prepared By:

HAL A. LIPSHUTZ 1120 W. BELMONT

CHICAGO, IL 60657

Send subsequent tax bills to:

WILLIAM A. CORBELL 1131 W. GRACE, UNIT 1

CHICAGO, IL 60613

图

MAIL TO:

MICHELLE LAISS

1530 W. FULLERTON AVE.

CHICAGO, IL 60614

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 ELIZABETH A. ZINAN, PRESIDENT OF FINAN DEVELOPMENT CORP., AN ILLINOIS CORPORATION personally known to me to the same person whose name is subscribed to the foregoing instrument as such officer, appeared before me this day in person and acknowledged that she signed and delivered such instrument as her own free and voluntary acts and as the free and voluntary act of said corporation, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 15th day of June 2007

lotar

My commission expires:

OFFICIAL SEAL STEPHANIE A BUTLER NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:11/08/08

0717041173D Page: 3 of 3

UNOFFICIAL COPY

LEGAL DESCRIPTION RIDER FOR DEED

PARCEL 1:

UNIT 1 IN THE 1450 W. OLIVE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 48 IN BLOCK 1 IN BRYN MAWR ADDITION TO EDGEWATER, A SUBDIVISION OF THAT PART OF THE SOUTH 43 RODS OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF GREEN BAY ROAD, NOW KNOWN AS NORTH CLARK STREET, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0716315084, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACES P-1 and THE GARAGE ROOF TOP DECK FOR UNIT 1, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0716315084.

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 SALD DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

THIS DEED IS FURTHER SUBJECT TO: (a) general real estate taxes not due and payable at the time of Closing; (b) applicable zoning, building laws and ordinances; (c) the limitations and conditions imposed by the Act; (d) the limitations and conditions imposed by the Municipal Code of Chicago; (e) the Condominium Documents including all amendments and exhibits thereto; (f) covenants, conditions, declarations, restrictions and building lines of record; (g) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (h) encroachments, if any, as shown on the Plat of Survey to be attached as Exhibit "D" to the Declaration; (l) public utility easements; (j) instalments due after Closing for assessments levied pursuant to the Declaration; (k) private easements; (l) party wall rights and agreements (m) matters over which the title company has agreed to insure.

NOTICE OF INTENT AS REQUIRED BY SECTION 30 OF THE ILLINOIS CONDOMINIUM PROPERTY ACT WAS NOT GIVEN AS THERE WERE NO TENANTS OF THE WHEN THE CONVERSION PROCESS COMMENCED.

PIN:

14-05-326-045-0000

COMMONLY KNOWN AS:

1450 W. OLIVE, UNIT 1, CHICAGO, IL 60660