

UNOFFICIAL COPY



073532 MTC [Signature]  
**WARRANTY DEED**  
**CORPORATION GRANTOR**

Doc#: 0717041173 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/19/2007 03:13 PM Pg: 1 of 3

The Grantor, **FINAN DEVELOPMENT CORP.**, an Illinois 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 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 60660

MGR

City of Chicago  
Dept. of Revenue



Real Estate  
Transfer Stamp  
\$4,275.00

**FINAN DEVELOPMENT CORP,**  
an Illinois corporation

By:

[Signature]  
**ELIZABETH A. FINAN, PRES.**

514418

06/18/2007 10:33 Batch 00746 42

STATE OF ILLINOIS



JUN. 18. 07

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000013849

REAL ESTATE  
TRANSFER TAX

0057000

FP 103037

COOK COUNTY  
REAL ESTATE TRANSACTION TAX



JUN. 18. 07

REVENUE STAMP

# 0000026152

REAL ESTATE  
TRANSFER TAX

0028500

FP 103042



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## 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 SAID 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; (i) 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