

UNOFFICIAL COPY



Doc#: 0719734018 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 07/16/2007 08:39 AM Pg: 1 of 3

WARRANTY DEED

07-0751A
Ramon

THE GRANTOR PHOENIX MANAGEMENT SERVICES, INC.,
AN ILLINOIS CORP.,

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 the sum of Ten 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

REGINA V. RUEDA, *unmarried*

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

As Per Attached:

This is not Homestead Property of Grantor.

Permanent Real Estate Index Number(s) 13-29-215-019-0000 *UNDERLINA PIN*
Address(es) of Real Estate : 5614 W, WELLINGTON, UNIT # 2W, CHICAGO, IL 60634
SUBJECT TO: covenants, conditions and restrictions of record, and to General Taxes for 2007 and subsequent years.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its _____ President, and attested by its _____ Secretary, this 26TH day of JUNE, 2007.

PHOENIX MANAGEMENT SERVICES, INC.,
(Name of Corporation)

Impress
Corporate Seal

Here

Beate Duf

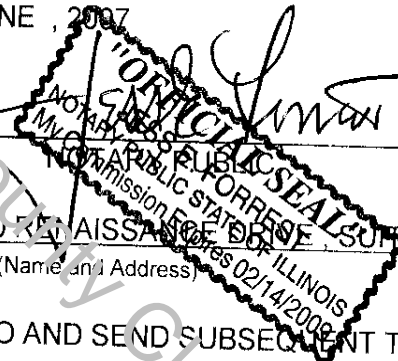
President

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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 BEATA DROZD personally known to me to be the President of the PHOENIX MANAGEMENT SERVICES, INC. corporation and _____ Secretary of said corporation, and personally known to me to be the same person 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 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 26TH day of JUNE, 2007

Commission expires _____ 2005.



This instrument was prepared by JESS. E. FORREST, 1400 RENAISSANCE DRIVE, SUITE # 203, PARK RIDGE, IL 60068
(Name and Address)

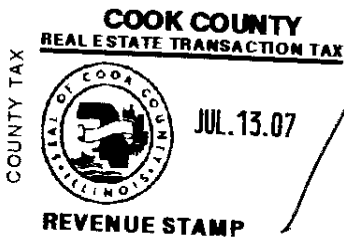
MAIL TO:

MAIL TO AND SEND SUBSEQUENT TAX BILLS TO:

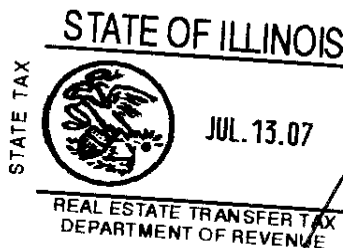
City of Chicago Real Estate
 Dept. of Revenue Transfer Stamp
519884 \$1,185.00
 07/13/2007 09:25 Batch 00760 47



REGINA V. RUEDA
 5614 W. WELLINGTON # 2W
 CHICAGO, IL 60634



REAL ESTATE TRANSFER TAX
0007900
FP 103042



REAL ESTATE TRANSFER TAX
0015800
FP 103037

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LEGAL DESCRIPTION

PARCEL 1:

UNIT 2W IN THE 5614 W. WELLINGTON CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0712315016 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN SECTION 29, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE RIGHT TO THE USE OF STORAGE SPACE NUMBER 4 LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 0712315016.

P.I.N.:13-29-215-019-0000

COMMONLY KNOWN AS: UNIT NO. 2W
5614 W. WELLINGTON, CHICAGO, IL 60634

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, 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: GENERAL REAL ESTATE TAXES AND SPECIAL ASSESSMENTS NOT DUE AND PAYABLE AT THE TIME OF CLOSING; APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES AND OTHER ORDINANCES OF RECORD; THE CONDOMINIUM DOCUMENTS, INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO, AND ALL OF THE COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS SET FORTH THEREIN; COVENANTS, CONDITIONS, RESTRICTIONS, BUILDING LINES AND OTHER MATTERS OF RECORD FILED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS; UTILITY EASEMENTS; ACTS DONE OR SUFFERED BY PURCHASER OR ANYONE CLAIMING BY, THROUGH OR UNDER PURCHASER; LEASES, LICENSES AND EASEMENTS RELATING TO LANDSCAPING, MAINTENANCE, REPAIR, SNOW REMOVAL, STORM WATER RETENTION, REFUSE OR OTHER SERVICES TO, FOR OR ON THE PROPERTY OR OTHERWISE AFFECTING THE COMMON ELEMENTS; TERMS AND PROVISIONS OF THE ILLINOIS CONDOMINIUM PROPERTY ACT.