

UNOFFICIAL COPY



Doc#: 0719841119 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/17/2007 12:07 PM Pg: 1 of 3

MERCURY TITLE COMPANY, L.L.C.

Andrea Griffin
2074193 2 of 3

WARRANTY DEED
CORPORATION GRANTOR

The Grantor, **SCHAEFER BUILDING 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 **MEGHAN M. LEE OF 67 JOYCE COURT, GLEN ELLYN, ILLINOIS 60137**, 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 forever.

PIN: 13-14-404-020-0000
COMMONLY KNOWN AS: 3300-02 W. PENSACOLA/4338-44 N. SPAULDING UNIT 3300-2, CHICAGO, IL 60618

IN WITNESS WHEREOF, said Grantor has caused its name to be signed by these presents by its President and attested by its President this 10th day of July 2007.

SCHAEFER BUILDING CORP.
an Illinois corporation

Scott F Schaefer

By: SCOTT SCHAEFER, President

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
520118 \$1,687.50
07/13/2007 14:32 Batch 11860 71



STATE TAX
STATE OF ILLINOIS
JUL. 13.07
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000015655
REAL ESTATE TRANSFER TAX
00225.00
FP 103037

COOK COUNTY
REAL ESTATE TRANSACTION TAX
JUL. 13.07
REVENUE STAMP



0000027955
REAL ESTATE TRANSFER TAX
0011250
FP 103042

M.G.R. TITLE

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This Instrument Prepared By:

HAL A. LIPSHUTZ
1120 W. BELMONT
CHICAGO, IL 60657

Send subsequent tax bills to:

MEGHAN M. LEE
3300-02 W. PENSACOLA/
4338-44 N. SPAULDING, UNIT #3300-2
CHICAGO, IL 60618



MAIL TO:

GEORGE CAHILL
6041 W. MONTROSE
CHICAGO, IL 60634

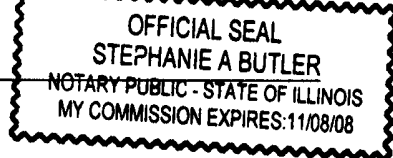
STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that **SCOTT SCHAEFER, PRESIDENT OF SCHAEFER BUILDING CORP., an Illinois corporation**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered such instrument as his own free and voluntary act 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 10th day of July 2007.

Notary Public

My commission expires:



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LEGAL DESCRIPTION RIDER FOR DEED

PARCEL 1: UNIT 3300-2 IN THE PENSACOLA PLACE CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 AND 2 IN NELSON & LUNDQUIST'S RESUBDIVISION OF LOTS 25 TO 36, INCLUSIVE IN BLOCK 1 AND LOTS 13 TO 36, INCLUSIVE IN BLOCK 2 IN WILLIAM H. CONDON'S SUBDIVISION OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS RECORDED AS DOCUMENT 0613210026, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-3300-2, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0613210026

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) installments 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.

GRANTOR CERTIFIES THAT NOTICE OF INTENT AS REQUIRED BY SECTION 30 OF THE ILLINOIS CONDOMINIUM PROPERTY ACT WAS NOT SERVED AS THERE WERE NO TENANTS AT THE PROPERTY.

PIN: 13-14-404-029-0000

COMMONLY KNOWN AS: 3300-02 W. PENSACOLA/4338-44 N. SPAULDING
UNIT 3300-2, CHICAGO, IL 60618