

UNOFFICIAL COPY



07228411200

Doc#: 0722841120 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 08/16/2007 02:56 PM Pg: 1 of 2

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WARRANTY DEED
(Corporation to Individual)
(Illinois)

THIS AGREEMENT, made this day of August, 2007 between BAIRE'S 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, party of the first part, and Eric Ma, 3854 W. Wrightwood, Unit 3854-2, Chicago, IL 60647, party of the second part, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

M.G.R. TITLE

mtc

1 of 2

2071663 TMR

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

Units 3854-2 and P-11 in THE LOGAN 38-7 CONDOMINIUMS AS DELINEATED on a survey of the following described real estate:

LOT 26 IN BLOCK 17 IN PENNOCK, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; which survey is attached to the Declaration of Condominium made by BAIRE'S DEVELOPMENT CORP., recorded in the office of the Recorder of Deeds of Cook County, Illinois as Document No. 0628331028 and amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

"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."


THE TENANT OF THIS UNIT HAS WAIVED THEIR RIGHT OF FIRST REFUSAL.

P.I.N.: 13-26-309-031-0000

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his heirs and assigns forever.

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



AUG 16 07


REVENUE STAMP

0000029868

REAL ESTATE TRANSFER TAX
0013000
FP 103042

STATE TAX

STATE OF ILLINOIS



AUG 16 07

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

000017575

REAL ESTATE TRANSFER TAX
0026300
FP 103037

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And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: Covenants, conditions, restriction of record, and public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2007 and subsequent years.

Permanent Real Estate Number(s): 13-26-309-031-0000

Address(es) of Real Estate: 3854 W. WRIGHTWOOD AVENUE, Unit 3854-2, CHICAGO, IL 60647

IN WITNESS WHEREOF, said party of the first part 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, the day and year first above written.

BAIRES DEVELOPMENT CORP.

BY: _____
President

ATTES: _____
Secretary

Instrument prepared by: Phillip I. Rosenthal 3700 W. Devon, #E, Lincolnwood, IL 60712

MAIL TO:

Khoi Dang-Vu
~~1719 W. 18th St.~~ 3660 N Lake Shore Dr. #710
Chicago, Illinois ~~60608 60613~~

SEND SUBSEQUENT BILLS TO:
Eric Ma
3854 W. WRIGHTWOOD UNIT 3854-2
Chicago, Illinois 60647

OR RECORDER'S OFFICE BOX NO. _____

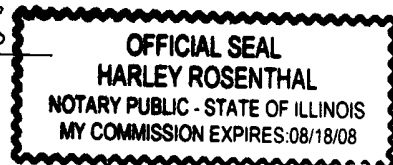
STATE OF ILLINOIS) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Luis Flocco is personally known to me to be the President and Secretary of BAIRES DEVELOPMENT CORP., an Illinois corporation, and 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 severally acknowledged that as such President and Secretary, 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 15 day of August, 2007.

Notary Public _____

My Commission Expires: 8-18-08



Real Estate
Transfer Stamp
\$1,972.50
City of Chicago
Dept. of Revenue
525852
08/16/2007 10:38 Batch 07286 31