

# UNOFFICIAL COPY



## WARRANTY DEED

Doc#: 0731334037 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 11/09/2007 09:28 AM Pg: 1 of 3

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

**FELIX PEREZ**, an unmarried man

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

Address(es) of Real Estate : 5614 W, WELLINGTON, UNIT # 3W, 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 6<sup>TH</sup> day of NOVEMBER, 2007.

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

Impress  
Corporate Seal

*Felix Perez* *My*

Here

A07-07516 President  
Alliance Title Corporation  
5523 N. Cumberland Ave., Ste. 1211  
Chicago, IL 60656  
(773) 556-2222

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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 6<sup>th</sup> day of NOVEMBER, 2007

Commission expires 12/30/2008

*Maureen D. Drozd*  
 \_\_\_\_\_  
 NOTARY PUBLIC

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:

FELIX J. PEREZ, JR.  
 5614 W. WELLINGTON # 3W  
 CHICAGO, IL 60634

City of Chicago Real Estate  
 Dept. of Revenue Transfer Stamp  
 535410 \$1,147.50  
 11/08/2007 08:38 Batch 07240 6



**COOK COUNTY**  
 REAL ESTATE TRANSACTION TAX  
 COUNTY TAX  
 NOV.-8.07  
 REVENUE STAMP

# 0080034401  
**REAL ESTATE TRANSFER TAX**  
 0007650  
 FP 103042

**STATE OF ILLINOIS**  
 STATE TAX  
 NOV.-8.07  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE

# 0000022113  
**REAL ESTATE TRANSFER TAX**  
 0015300  
 FP 103037

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LEGAL DESCRIPTION

**PARCEL 1:**

UNIT 3W 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 **2** 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. 3W  
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.