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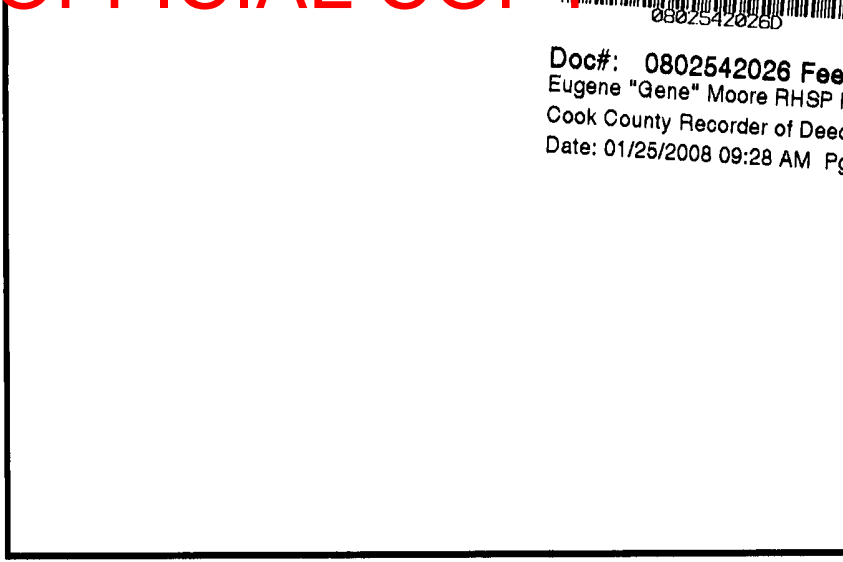
Doc#: 0802542026 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/25/2008 09:28 AM Pg: 1 of 3



Chicago Title Insurance Company

**WARRANTY DEED  
ILLINOIS STATUTORY  
(Corporation to Individual)**

1005  
CTIC JM  
025502930



**THE GRANTOR**, 942 North Winchester Development, Inc., 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 TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, **CONVEY(S)** and **WARRANT(S)** to Margaret Mimnaugh, An Individual,

**(GRANTEE'S ADDRESS)** 1301 W. North Shore #3, Chicago, Illinois 60626

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

**See Exhibit 'A' attached hereto and made a part hereof**

**SUBJECT TO:** (i) general real estate taxes not yet due; (ii) covenants, conditions, and restrictions of record, including the Declaration of Covenants, Conditions, Restrictions and By-Laws for the Condominium Association, as amended from time to time; (iii) any utility easements of record; (iv) zoning and building laws and ordinances; (v) party walls, if any; (vi) roads and highways, if any; (vii) acts done or suffered by Purchaser, and (viii) Seller's right to enter the Condominium to complete construction.

Permanent Real Estate Index Number(s): 17-06-421-028-0000  
Address(es) of Real Estate: 942 N. Winchester, Unit #2, Chicago, Illinois 60622

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its President, this 17th day of December, 2007.

942 North Winchester Development, Inc.

By Jarek Pietrzyk  
Jarek Pietrzyk  
President

Box 334

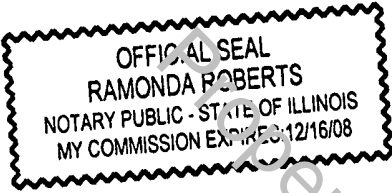
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# UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF Cook SS.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Jarek Pietrzyk, personally known to me to be the President of the 942 North Winchester Development, Inc., personally known to me to be the same person(s) whose name(s) is subscribed to the forgoing instrument, appeared before me this day in person severally acknowledged that as such Jarek Pietrzyk, President 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 17th day of December, 2007

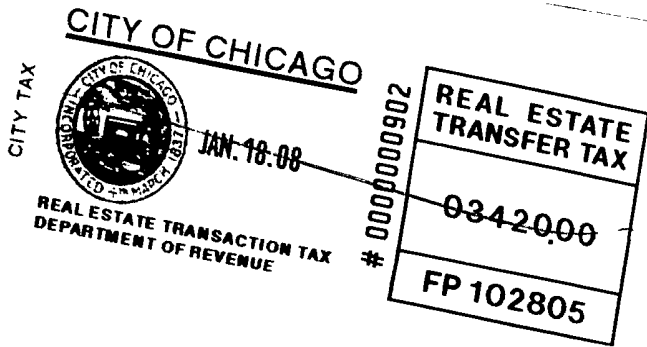
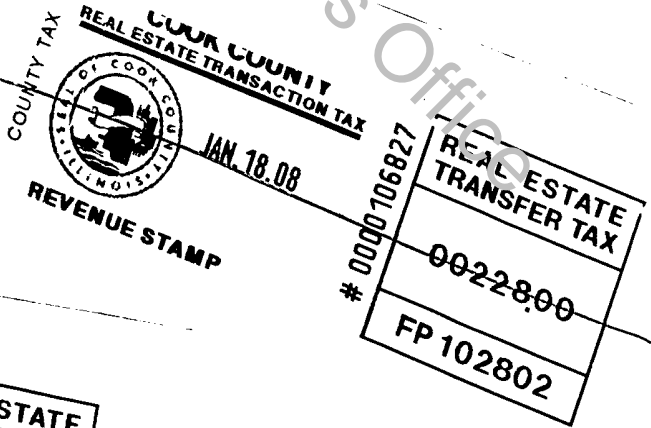
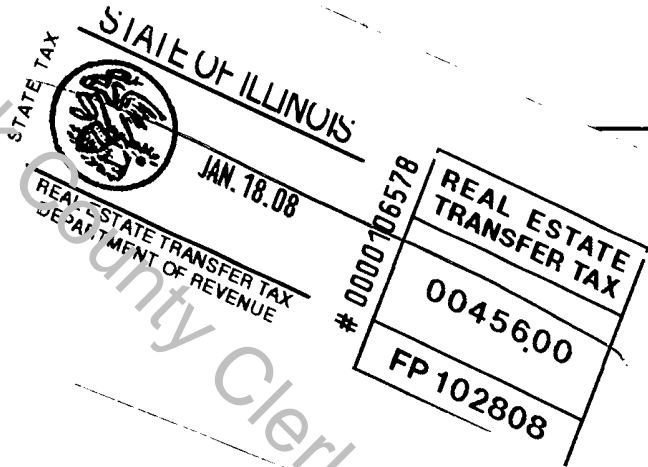


Ramonda Roberts (Notary Public)

**Prepared By:** Daniel G. Lauer  
1424 W. Division Street  
Chicago, Illinois 60622

**Mail To:**  
Kurt E. Gustafson, Esq.  
6321 N. Avondale Ave.  
Suite A-211  
Chicago, Illinois 60631

**Name & Address of Taxpayer:**  
Margaret A. Mimnaugh  
942 N. Winchester, Unit #2  
Chicago, Illinois 60622



**UNOFFICIAL COPY****EXHIBIT 'A'**  
**Legal Description****PARCEL 1:**

UNIT NO. 2 IN THE 942 NORTH WINCHESTER CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 16 IN RAYMOND'S SUBDIVISION OF THE WEST 1/2 OF BLOCK 6 IN COCHRAN AND OTHERS SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT # 0735210089; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

THE (EXCLUSIVE) RIGHT TO THE USE OF (P-2), A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT

# 0735210089.

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.