UNOFFICIAL COP



CORPORATION GRANTOR

The Grantor, BENNETT DEVELOPMENT CORP., Illinois corporation, created and existing under and by virtue of the laws of the State of Illinois and authorized dulv 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

0804441137 Fee: \$28.00 Eugene "Gene" Moore RHSP Fee:\$10.00

Cook County Recorder of Deeds Date: 02/13/2008 03:55 PM Pg: 1 of 3

paid, and pursuant to the authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to CHRISTINE, BRICKER of 3213 W. Altgeld, Unit 3213-3, Chicago, IL 60647 the following c'escribed real estate situated in the County of Cook and 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.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed by these presents by its President and attested by its President, this 23rd day of March, 2007.

PIN:

13-26-429-041-1001

COMMONLY KNOWN AS: 2452-54 N. KEDZIE, UNIT 2452-1, CHICAGO, IL 60647

BENNETT DEVELOPMENT CORP.. an Illinois corporation

Real Estate By:

02/11/2008 10:06 Batch 00798 31

Transfer Stamp

\$2,475.00

CHARLES BENNETT, President

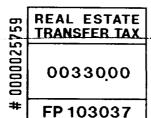
STATE OF ILLINOIS

City of Chicago

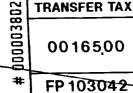
543624

Dept. of Revenue

FEB.11.08 REAL ESTATE TRANSFER TAX **DEPARTMENT OF REVENUE**







REAL ESTATE

REVENUE STAMP

_0804441137D Page: 2 of 3

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This Instrument Prepared By:

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

Send subsequent tax bills to:

CHRISTINE BRICKER

2452-54 N. KEDZIE, UNIT 2452-1

CHICAGO, IL 60647

B

MAIL TO: GARY PLOTNICK

222 N. LASALLE ST., STE# 1910

CHICAGO, IL. 60601

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 CHARLES BENNETT. PRESIDENT OF BENNETT DEVELOPMENT CORP., an Illinois corporation, personally known to me to 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 8th day of February

My commission expires
OFFICIAL SEAL

STEPHANIE A BUTLER

NOTARY PUBLIC - STATE OF ILLINOIS

MY COMMISSION EXPIRES:11/08/08

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LEGAL DESCRIPTION RIDER FOR DEED

PARCEL 1: UNIT 2452-1 IN THE ELIZABETH MANOR CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 AND 2 IN BLOCK 7 IN SUBDIVISION OF 39 ACRES OF THE EAST SIDE OF THE EAST 1/2 OF THE SOUTHEAST 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 RECORDED AS DOCUMENT 0625610044, TOGETHER WITH AN UND VIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT 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 LAND 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 WHICH DO NOT ADVERSELY AFFECT THE BUYERS INTENDED USE OF THE PROPERTY; (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 COMFAIN HAS AGREED TO INSURE.

GRANTOR CERTIFIES THAT NOTICE OF INTENT AS REQUIRED BY SECTION 30 OF THE ILLINOIS CONDOMINIUM PROPERTY ACT WAS SERVED ON THE TENANTS AT THE PROPERTY AND THE TENANT OF THIS UNIT FAILED TO EXERCISE ITS RIGHT OF FIRST REFUSAL.

PIN: 13-26-429-041-1001

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