

WARRANTY DEED

UNOFFICIAL COPY



08143110100

GRANTOR(S):
ANTE DEVELOPMENT, INC.,
an Illinois Corporation
with its place of business:
930 W. Winsor, Chicago, IL 60640.

Doc#: 0814311010 Fee: \$62.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/22/2008 09:25 AM Pg: 1 of 3

0815818
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(The Above Space For Recorder's Use Only)

for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and
WARRANT(S) to: **THOMAS REYNOLDS.**
the following described Real Estate situated in Cook County, in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO, INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF.

P.I.N.: 14-17-203-009-0000. - UNDERLYING LAND
PROPERTY ADDRESS: 4717-19 N. Kenmore, Unit # GN and P3, Chicago, IL 60640

SUBJECT TO: (1) General real estate taxes for the year 2008 and subsequent years. (2) Covenants, conditions and restrictions of record. (3) Private, public and utility easements. (4) Governmental taxes or assessments for improvements not yet completed. Grantor also hereby grants to grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easement 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, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

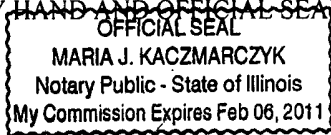
Hereby releases and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.
TO HAVE AND TO HOLD said real estate forever.

DATED this 15 day of May, 2008.

[Signature]
ANTE DEVELOPMENT, INC.
by its President Andrzej Kaczmarczyk

STATE OF ILLINOIS, COUNTY OF COOK) SS: I, the undersigned, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Andrzej Kaczmarczyk personally known to me to be the same persons whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 15 day of May, 2008.



[Signature]
Notary Public

Prepared by: Maria Kaczmarczyk, Attorney at Law, 5477 N. Milwaukee Avenue, Chicago, IL 60630

Return to:

Send Subsequent Tax Bill To:

Sofia Imami
Erika Geller Nelson + Assoc
20 W. Clark, 550
Chicago, IL 60602


Thomas Reynolds
4717 - 19 N. Kenmore, GN
Chicago, IL 60640

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City of Chicago
 Dept. of Revenue
 552486
 05/21/2008 12:53 Batch 02212 3




Real Estate
 Transfer Stamp
 \$2,415.00

STATE TAX
 STATE OF ILLINOIS

 MAY.21.08
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

0000029832

REAL ESTATE TRANSFER TAX
0023000
FP 103037

COUNTY TAX
 COOK COUNTY
 REAL ESTATE TRANSACTION TAX

 MAY.21.08
 REVENUE STAMP

0000042096

REAL ESTATE TRANSFER TAX
0011500
FP 103042

Property of Cook County Clerk's Office

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**Maria Kaczmarczyk
5477 N Milwaukee Ave
Chicago, IL 60630**

A Policy Issuing Agent of Stewart Title Guaranty Company

File No: **0815818**

EXHIBIT A

Legal: **UNIT GN AND P3 IN THE FARRINGTON CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:**

LOT 92 IN WILLIAM DEERING SURRENDEN SUBDIVISION IN THE W 1/2 OF THE NE 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 24, 2007 AS DOCUMENT 0735803074, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PIN: **14-17-203-009-0000**

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, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

(A) THE TENANT OF UNIT HAS WAIVED OF HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL; (B) THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL; OR (C) THE PURCHASER OF THE UNIT WAS THE TENANT OF THE UNIT PRIOR TO THE CONVERSION OF THE BUILDING TO A CONDOMINIUM.