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WARRANTY DEED



Doc#: 0816905219 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/17/2008 03:13 PM Pg: 1 of 2

THE GRANTOR, CASTLEVIEW CONSTRUCTION, INC., an Illinois Domestic Corporation, by **WILLIAM BRODERICK, President,** and **NICHOLAS KERINS, Secretary,** of the City of Chicago, County of Cook, State of Illinois, for and in consideration of **TEN DOLLARS (\$10.00)** and other good and valuable consideration in hand paid **CONVEYS and WARRANTS to ROBERT MOSHER 2700 N. HALSTED, CHICAGO, IL 60614**

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

SEE LEGAL DESCRIPTION ATTACHED

PERMANENT INDEX NUMBER: 14-28-107-055-0000; 14-28-107-056-0000

PROPERTY ADDRESS: 632 W. WELLINGTON, #4W, CHICAGO, IL 60657

PNTN
70 W MADISON STE 1600
CHICAGO, IL 60602

subject only to general real estate taxes not due and payable at the time of closing, covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property. 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.

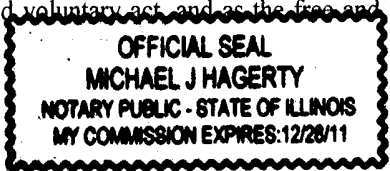
Dated this 9 day of June, 2008

By: William Broderick
CASTLEVIEW CONSTRUCTION, INC.,
an Illinois Domestic Corporation,
by its President, **WILLIAM BRODERICK**

Nicholas Kerins
CASTLEVIEW CONSTRUCTION, INC.,
an Illinois Domestic Corporation
by its Secretary, **NICHOLAS KERINS**

State of Illinois, County of Cook, ss

I, the undersigned, a Notary Public in and for said county, in the state aforesaid, do hereby certify that **WILLIAM BRODERICK, President,** and **NICHOLAS KERINS, Secretary,** personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged in as President and Secretary, they signed and delivered the said instrument as President and Secretary of said corporation, and caused the corporate seal of said corporation to be affixed hereto, 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 set forth.



Given under my hand and seal this 9 day of June, 2008.

Michael J. Hagerty
Notary Public

This Instrument prepared by: Michael J. Hagerty, 6321 N. Avondale, Chicago, IL 60631

Mail to: JOSEPH KOSTECK
10201 W. LINCOLN HWY
FRANKFURT, IL 60423

Tax Bill to: Robert Mosher
632 W. Wellington, #4W
CHICAGO, IL 60657

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LEGAL DESCRIPTION

Unit 4W in the 630-632 West Wellington Condominium as depicted on the Plat of Survey of the following described real estate:

PARCEL 1:


THE EAST 60.00 FEET OF THE WEST 110 FEET OF LOTS 7, 8 AND 9 IN BLOCK 5 IN KNOCKE AND GARDNER'S SUBDIVISION OF 20 ACRES NORTH OF ADJOINING THE SOUTH 30 ACRES OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT SO MUCH OF SAID LOT 7 AS IS USED, TAKEN OR OCCUPIED FOR WELLINGTON AVENUE) IN COOK COUNTY, ILLINOIS.


PARCEL 2:


A NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT ON AND OVER THE SOUTH 16 FEET OF LOT 10 (EXCEPT THE WEST 25 FEET THEREOF) IN BLOCK 5 IN KNOCKE AND GARDNER'S SUBDIVISION OF THE 20 ACRES NORTH OF AND ADJOINING THE SOUTH 30 ACRES OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Which Plat of Survey is attached as Exhibit "B" to the Declaration of Condominium Ownership recorded May 19, 2008 in the Office of the Recorded of Deeds of Cook County, Illinois as Document Number 0814022078, as amended from time to time together with its undivided percentage interest in Cook County, Illinois.

Also, the exclusive right to the use of garage space numbers G10 & G11 and storage space number S8, and rooftop deck, limited common elements "(LCE)", as delineated on the Plat of Survey and the rights and easements for the benefit of Unit Number 4W as are set forth in the declaration; the Grantor reserves to itself; its successors and assigns, the rights and easements as set forth in the said Declaration for the remaining land described therein.

CITY TAX  REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	CITY OF CHICAGO JUN. 13.08	REAL ESTATE TRANSFER TAX
		08400.00
	# 0000016462	FP 103026

COUNTY TAX  REAL ESTATE TRANSACTION TAX REVENUE STAMP	COOK COUNTY REAL ESTATE TRANSACTION TAX JUN. 13.08	REAL ESTATE TRANSFER TAX
		00400.00
	# 0000036971	FP 103025

STATE TAX  REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	STATE OF ILLINOIS JUN. 13.08	REAL ESTATE TRANSFER TAX
		00800.00
	# 0000036971	FP 103021