

UNOFFICIAL COPY

WARRANTY DEED
Statutory (Illinois)
(Corporation to Individual)

THE GRANTOR

KEENEY DEVELOPMENT GROUP, LTD., AN ILLINOIS CORPORATION 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 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to:

Andrew J. Pariano and Nicole Keenan
855 Hinman #201
Evanston, IL 60202

as Joint Tenants with rights of survivorship, not as Tenants in Common, the following described Real Estate situated in the County of Cook in State of Illinois, to wit: (See attached legal description.) 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 not as Tenants in Common but as Joint Tenants with rights of survivorship forever.

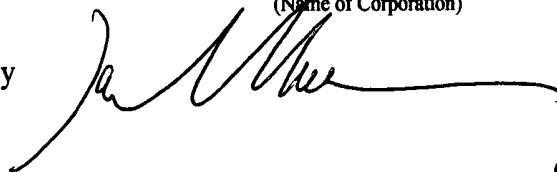
SEE ATTACHED LEGAL DESCRIPTION

Permanent Real Estate Index Number(s): 11-19-414-034-1006
Address(es) of Real Estate: 620 Judson #3, Evanston, IL 60202

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 this 19 day of November, 2008

Keeney Development Group, Ltd.
(Name of Corporation)

By



Doc#: 0832926104 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/24/2008 11:21 AM Pg: 1 of 3

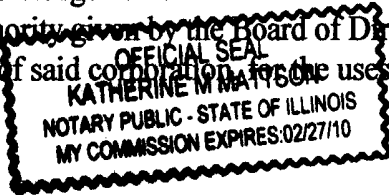
84507057 / 28056364
10B

3/11/08

BOX 333-CT

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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 James Laukkanen personally known to me to be the President of Keeney Development Group, Ltd. corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such officer he signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation, as their 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 19 day of November, 2008

Commission expires 2/27/10

[Signature]
NOTARY PUBLIC

This instrument was prepared by Katherine Mattson 2901 Central St. #D, Evanston, IL 60201
(Name and Address)

SEND SUBSEQUENT TAX BILLS TO:

	<u>Edward J. Schoen</u> Name	
MAIL TO:	<u>16521 S. 106th Court</u> Address	<u>Andrew J. Parrino Nicole Keenan</u> Name
	<u>Orland Park, IL 60467</u> City, State and Zip	<u>620 Judson #3</u> Address
OR	RECORDER'S OFFICE BOX NO. _____	<u>Evanston, IL 60202</u> City, State and Zip

CITY OF EVANSTON 022705
 Real Estate Transfer Tax
 City Clerk's Office
 PAID NOV 17 2008
 AMOUNT \$ 1,420.00
 Agent *[Signature]*

STATE OF ILLINOIS
 NOV. 20. 08
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

0000052711
 REAL ESTATE TRANSFER TAX
 0028350
 FP 103032

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 NOV. 20. 08
 COUNTY TAX
 REVENUE STAMP

0000052795
 REAL ESTATE TRANSFER TAX
 0014175
 FP 103034

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UNIT NUMBER 620-3 IN THE JUDSON MANOR CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 1 AND 2 IN BLOCK 4 IN KEENEY AND RINN'S ADDITION TO EVANSTON, BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 (EXCEPT THE NORTH 1/4 THEREOF, LYING EAST OF THE RAILROAD) OF SECTION 19, TOWNSHIP 41 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 JUNE 9, 2006 AS DOCUMENT NUMBER 0616032016; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

THE TENANT OF THE UNIT HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

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 ONLY TO THE FOLLOWING: terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments; public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of closing of general assessments established pursuant to the Declaration of Condominium, and provided none of the foregoing are violated by existing or planned improvements or interfere with Purchaser's intended use of the premises as a residential condominium.