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WARRANTY DEED



Doc#: 1013726052 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/17/2010 09:57 AM Pg: 1 of 3

The Grantor, **DRUMMIN DEVELOPMENT, INC.**, an Illinois 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 and No/100 Dollars (\$10.00) and other good and valuable consideration

SARAFLOZA (NA) CTT100N0T0E 1 of 2

in hand paid, and pursuant to the authority given by the directors of said corporation and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, and pursuant to the authority given by the directors of said corporation, CONVEYS and WARRANTS to **MICHAEL NICHOLAS AND KRISTINA NICHOLAS, 1444 N. Orleans, #11, Chicago, IL 60610**, husband and wife, not as Tenants in Common not as Joint Tenants but as **TENANTS BY THE ENTIRETY**, the following described 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, as husband and wife, not as Tenants in Common not as Joint Tenants but as **TENANTS BY THE ENTIRETY**, forever.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed by these present by its directors and attested by its President this 10th day of ~~May~~ **May** 2010.

PIN: 14-20-421-033-0000

COMMONLY KNOWN AS: 3226 N. Clifton, Unit 1, Chicago, IL 60657

DRUMMIN DEVELOPMENT, INC.,
an Illinois corporation

By:



PADRAIC HENEGHAN, President

BOX 334 CTT

C.J.
3

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This Instrument Prepared By: HAL A. LIPSHUTZ
1120 W. Belmont Ave.
Chicago, IL 60657

Send subsequent tax bills to: MICHAEL NICOLAS
KRISTINA NICOLAS
3226 N. Clifton
Unit 1
Chicago, IL 60657



MAIL TO:

JAY COLLINS
1300 W. Belmont
Suite 113
Chicago, IL 60657

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

The undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that **PADRAC HENEGHAN, President of DRUMMIN DEVELOPMENT, INC., an Illinois corporation**, is 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 10th day of May 2010.

[Handwritten Signature]
Notary

My commission expires:

"OFFICIAL SEAL"
HAL A. LIPSHUTZ
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 9/28/2013

01112A

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

MAY. 12. 10

CITY OF CHICAGO

0000006310

REAL ESTATE TRANSFER TAX
08085.00
FP 103033

STATE OF ILLINOIS

MAY. 12. 10

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

000001769

REAL ESTATE TRANSFER TAX
0077000
FP 103032

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX

MAY. 12. 10

REVENUE STAMP

0000001770

REAL ESTATE TRANSFER TAX
00385.00
FP 103034

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LEGAL DESCRIPTION RIDER FOR DEED

PARCEL 1:

UNIT 1, IN THE 3226 N. CLIFTON CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 35 IN BLOCK 8 IN BAXTER'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 1003244048 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-1 AND ROOF RIGHTS R-3, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 1003244048.

PIN:

14-20-421-033-0000

COMMONLY KNOWN AS:

3226 N. CLIFTON, UNIT 3, CHICAGO, IL 60657

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; (g) acts done or suffered by Purchasers or anyone claiming by, through or under Purchasers; (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 company has agreed to insure.

GRANTOR CERTIFIES THAT NOTICE OF INTENT AS REQUIRED BY SECTION 30 OF THE ILLINOIS CONDOMINIUM PROPERTY ACT WAS NOT SERVED AS THERE WERE NO TENANTS AT THE PROPERTY, AS THE PROPERTY WAS IMPROVED WITH A NEWLY CONSTRUCTED BUILDING.

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, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENT 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.