

UNOFFICIAL COPY



WARRANTY DEED

Doc#: 1016904030 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/18/2010 09:16 AM Pg: 1 of 3

W & A 3/6/08
M
J
2/10

Property of Cook County Clerk's Office

THE GRANTOR, **Jamax Construction, Inc.**, a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to do business in the State of Illinois, for and in consideration of TEN (10) DOLLARS and other good and valuable consideration in hand paid, and pursuant to the authority given by the shareholders of said corporation, CONVEYS and WARRANTS to

THE GRANTEE, **Jessica Flores**, an unmarried woman, of 912 N. Wolcott St., Chicago, IL 60622, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Permanent Real Estate Index Number: 17-06-114-017-0000

Address of Real Estate: 1315 N. Western Ave., Unit 2, Chicago, Illinois 60622

TO HAVE AND TO HOLD the said premises, with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

SUBJECT TO: general real estate taxes not yet due; building lines and use or occupancy restrictions, covenants and conditions of record; zoning laws and ordinances; easement for public utilities; acts of the Grantee; and hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

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.

BOX 334 CTI 3P4
RM

UNOFFICIAL COPY

Dated this 9th day of June, 2010

JAMAX CONSTRUCTION, INC.

By: _____

Its: attorney-in-fact

STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)

STATE OF ILLINOIS



JUN. 14. 10

REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

0000002485

REAL ESTATE TRANSFER TAX
00255.00
FP 103032

COOK COUNTY
 REAL ESTATE TRANSACTION TAX

COUNTY TAX



JUN. 14. 10

REVENUE STAMP

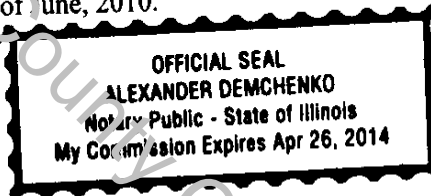
0000002491

REAL ESTATE TRANSFER TAX
00127.50
FP 103034

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Liebonira Maksymtek, personally known to me to be the attorney-in-fact of Jamax Construction, Inc., an Illinois 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 severally acknowledged that as such attorney-in-fact she signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and notaries seal, this 9th day of June, 2010.

 Notary Public



My commission expires on 04/26/10

THIS INSTRUMENT WAS PREPARED BY:

Alexander Demchenko
 Demchenko & Kashuba LLC
 2520 West Chicago Ave.,
 Chicago, IL 60622
 Tel. 773-360-8803

MAIL TO:

Deanna Ryan, Esq.
 77 W. Washington Ave., Ste. 1620
 Chicago, IL 60602

CITY OF CHICAGO



JUN. 14. 10

REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE

0000006622

REAL ESTATE TRANSFER TAX
02677.50
FP 103033

SEND SUBSEQUENT TAX BILLS TO:

Jessica Flores
 1315 N. Western Ave., Unit 2
 Chicago, IL 60622

UNOFFICIAL COPY

EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

UNIT NUMBER 2 IN THE 1315 NORTH WESTERN CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 32 IN WATSON'S SUBDIVISION OF BLOCK 12 IN WATSON, TOWER AND DAVIS' SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART OF SAID LOT 32 LYING WEST OF A LINE 50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION 6 AFORESAID CONVEYED TO CITY OF CHICAGO FOR WIDENING WESTERN AVENUE) IN COOK COUNTY, ILLINOIS (EXCEPTING THEREFROM THE PORTION DELINEATED ON THE SURVEY AND REFERRED TO AS "COMMERCIAL SPACE C-1") WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1012018086, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE (EXCLUSIVE) RIGHT TO THE USE OF PARKING SPACE P-2 AND STORAGE SPACE S-2, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 1012018086.