

UNOFFICIAL COPY



WARRANTY DEED

Statutory (Illinois)
(Individual)

Doc#: 1023841013 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/26/2010 10:01 AM Pg: 1 of 4


THE GRANTOR, Kevin Bradbury and Diane Bradbury formerly known as Diane Vecchio, husband and wife, of the City of Elmhurst, County of DuPage, State of Illinois, for and in consideration of TEN and no/100ths (\$10.00) Dollars and other good and valuable consideration in hand paid, CONVEY and WARRANT to Stephanie Anderson, 1255 South State Street, Unit 1916, Chicago, Illinois 60605, the following described Real Estate situated in the County of Cook, in the State of Illinois to-wit:

SEE RIDER CONTAINING LEGAL DESCRIPTION & SUBJECT TO ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF


hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

PIN: 17-04-300-047-1150 and 17-04-300-047-1338
Property Address: 900 North Kingsbury, Unit 936 and P-100, Chicago, Illinois 60610

DATED this 19TH day of August, 2010.



KEVIN BRADBURY (SEAL)



DIANE BRADBURY F/K/A DIANE VECCHIO (SEAL)

S
P
S
SC
INT

BOX 334

8817338 EE 10fa No 965

UNOFFICIAL COPY

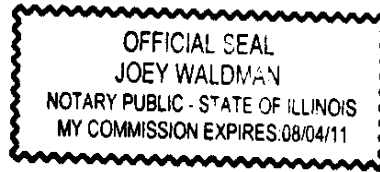
State of ILLINOIS)
) SS
County of COOK)

I, the undersigned, a Notary Public in and for said County, the State aforesaid, DO HEREBY CERTIFY that Kevin Bradbury and Diane Bradbury f/k/a Diane Vecchio, 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 that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 19th day of August, 2010.

Joey Waldman

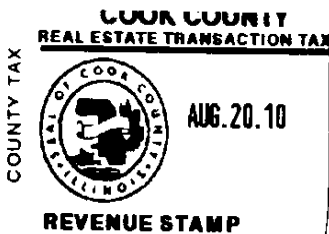
NOTARY PUBLIC



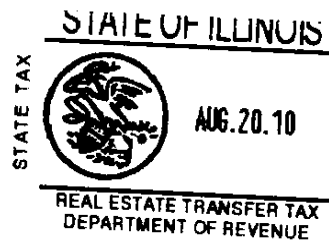
This instrument prepared by:
Joey Waldman, Esq.
1247 Waukegan Road, Suite 100
Glenview, Illinois 60025

After recording, please mail to:
Joan M. Fenstermaker
Kendle, Mikuta & Fenstermaker
221 North LaSalle Street, Suite 1430
Chicago, Illinois 60601

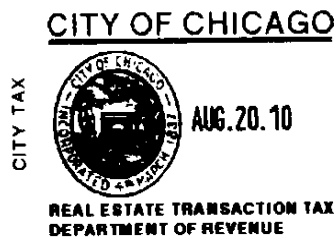
Mail Subsequent Tax Bills to:
Stephanie Anderson
900 North Kingsbury, Unit 936
Chicago, Illinois 60610



# 000007886	REAL ESTATE TRANSFER TAX
	0019250
	FP 102802



# 0000010057	REAL ESTATE TRANSFER TAX
	00385.00
	FP 102808



# 0000009519	REAL ESTATE TRANSFER TAX
	0404250
	FP 102805

UNOFFICIAL COPY

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

UNIT 936 AND PARKING UNIT P-100 IN THE DOMAIN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF LOTS 21 THROUGH 26 IN BLOCK 96 IN ELSTON'S ADDITION TO CHICAGO; PART OF LOTS 1 THOROUGH 4 IN ELSTON'S ADDITION TO CHICAGO, AND PART OF LOT 5 IN ASSESSORS PLAT OF LOTS 5 AND 6 IN BLOCK 95 OF ELSTON'S ADDITION TO CHICAGO ALL LOCATED IN THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED ON THE SURVEY ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 2, 2002 AS DOCUMENT 0020733519 AND AS AMENDED BY FIRST AMENDMENT RECORDED AUGUST 26, 2002 AS DOCUMENT 0020935269, AND AMENDED BY SECOND AMENDMENT RECORDED OCTOBER 9, 2002 AS DOCUMENT 0021110221; AND AS AMENDED BY THIRD AMENDMENT RECORDED AS DOCUMENT 0021191161, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE NUMBER 158, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0020733519.

PARCEL 3:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AND OPERATING AGREEMENT RECORDED MARCH 12, 2001 AS DOCUMENT 0010192877 AND AS AMENDED AND RESTATED BY INSTRUMENT RECORDED OCTOBER 15, 2002 AS DOCUMENT 0021128849 FOR THE FOLLOWING PURPOSES:

- A) INGRESS AND EGRESS AND USE
- B) STRUCTURAL SUPPORT
- C) USE OF FACILITIES IN THE CATALOG BUILDING AND GARAGE BUILDING
- D) MAINTENANCE OF CATALOG BUILDING EASEMENT FACILITIES AND GARAGE EASEMENT FACILITIES
- E) MAINTENANCE AND USE OF EASEMENT FACILITIES
- F) SUPPORT, ENCLOSURE, USE AND MAINTENANCE OF CATALOG BUILDING AND GARAGE BUILDING COMMON WALLS, CEILINGS AND FLOORS
- G) WATER MAIN CONNECTION, SANITARY SEWER MAIN CONNECTION AND GAS MAIN CONNECTION
- H) UTILITIES
- I) PERMITTING EXISTANCE OF ENCROACHMENTS IN CATALOG BUILDING AND GARAGE BUILDING
- J) EXTERIOR MAINTENANCE

UNOFFICIAL COPY

K) EXTERIOR SIGNAGE

L) DUMPSTERS

M) OWNED FACILITIES

N) SHARED FACILITIES AND

O) OVERHANGING BALCONIES;

OVER THE LAND DESCRIBED IN EXHIBITS ATTACHED THEREOF.

SUBJECT TO: GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD; AND BUILDING LINES AND EASEMENTS, IF ANY, PROVIDED THEY DO NOT INTERFERE WITH THE CURRENT USE AND ENJOYMENT OF THE REAL ESTATE.

COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____

Cook County Clerk's Office