

# UNOFFICIAL COPY

Warranty Deed  
Illinois Statutory  
(Corporation to Individual)



Doc#: 1100626080 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/06/2011 09:47 AM Pg: 1 of 3

W.D. BK 2071288 14

THE GRANTOR(S) JASPER BUILDERS, INC., 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 TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of said corporation CONVEY(S) and WARRANT(S) to

<sup>M.</sup>  
TIMOTHY MERCHANT, AN UNMARRIED MAN

(GRANTEE'S ADDRESS) 828 West Waveland Avenue, Unit 1F, Chicago, Illinois, of the County of Cook, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

(SEE ATTACHED LEGAL DESCRIPTION)

Permanent Real Estate Index number(s): 14-20-223-019-0000  
Address(es) of Real Estate: 828 West Waveland Avenue, #1F, Chicago, Illinois 60613

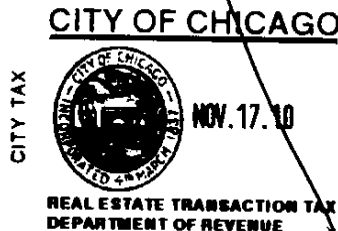
**SUBJECT TO:** easements, covenants, conditions and restrictions of record, if any, and general real estate taxes for 2010 and subsequent years,

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 Member,

Dated 11 day of November, 2010

071 8825736

[Signature]  
JASPER BUILDERS, INC. BY \_\_\_\_\_



0000000160	REAL ESTATE TRANSFER TAX
	05 145.00
#	FP 102805

S Y  
P 3  
S N  
SC Y  
INT Y

[Handwritten Signature]

# UNOFFICIAL COPY

STATE OF ILLINOIS     )  
                                   )§            ss.  
 COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for said County, and State aforesaid, DO HEREBY CERTIFY, that


**JASPER BUILDERS, INC. BY DAN O'LEARY**

personally known to me to be the Member of Jasper Builders, Inc., and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such President he signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of said corporation, 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 official seal, this 11<sup>th</sup> day of November 2010.



*Therese A. Stuckey*  
 \_\_\_\_\_  
 NOTARY PUBLIC

STATE TAX  REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	STATE OF ILLINOIS NOV. 17. 10	REAL ESTATE TRANSFER TAX
		0049000
		FP 102808


# 0000010657

**Prepared By:** Kevin P. Burke, Esq.  
 SMITH, HEMMESCH, BURKE, BRANNIGAN & GUERIN  
 10 S. LaSalle St., Suite 2660  
 Chicago, Illinois 60603

**Mail To:** Kari Malone  
 Morreale + Brady  
 449 Taft Ave  
 Gen Ellyn IL 60137

**Name & Address of Taxpayer:**

Timothy Merchant  
 828 West Waveland Avenue  
 Unit 1F  
 Chicago, Illinois 60613

COUNTY TAX  REVENUE STAMP	COOK COUNTY REAL ESTATE TRANSACTION TAX NOV. 17. 10	REAL ESTATE TRANSFER TAX
		0024500
		FP 102802

# 0000008485

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**STREET ADDRESS:** 828 WEST WAVELAND UNIT 1F/P3  
**CITY:** CHICAGO **COUNTY:** COOK  
**TAX NUMBER:** 14-20-223-019-0000

## LEGAL DESCRIPTION:

### PARCEL 1:

UNIT NUMBER 1F IN THE 828 WEST WAVELAND CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:  
LOT 13 AND THE EAST 1/2 OF LOT 14 (EXCEPT THE NORTH 16 FEET THEREOF TAKEN FOR ALLEY) IN TIMOTHY C. BRADLEY TRUSTEE'S SUBDIVISION OF LOTS 6 AND 7 IN BRADLEY COOKSON AND BRADLEY'S SUBDIVISION OF BLOCK 9 IN LAFLIN, SMITH AND DYER'S SUBDIVISION OF THE NORTHEAST 1/4 (EXCEPT THE 1.28 ACRES IN THE NORTHEAST CORNER THEREOF) SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0920919074; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE NO P-3, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE AFORESAID DECLARATION.

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.

THE 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 SIPULATED AT LENGTH HEREIN.

THERE IS NOT RIGHT OF FIRST REFUSAL OF ANY TENANT.