

UNOFFICIAL COPY



WARRANTY DEED

GRANTOR(S):

WILMOT CONSTRUCTION, 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

Doc#: 1204522080 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/14/2012 03:13 PM Pg: 1 of 3

Currently Maintaining Office at:
1801 N. Humboldt Blvd.
Chicago, IL 60647

(The Above Space For Recorder's Use Only)

for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid,
CONVEY(S) and WARRANT(S) to:

KENNETH BRENNER *a single man*

the following described Real Estate situated in the State of Illinois, to wit:

PARCEL 1:

UNIT 2N IN 1335 N. BOSWORTH CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 15 AND 16 IN SOUTHWORTH'S SUBDIVISION OF THE NORTH 1/2 OF BLOCK 11 IN CANAL TRUSTEE'S SUBDIVISION OF PARTS OF SECTION 5, TOWNSHIP 39 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 AS DOCUMENT NUMBER 1203810085, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST OF THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE OF GARAGE SPACE G-5, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION, AFORESAID, RECORDED AS DOCUMENT NUMBER 1203810085.

P.I.N.: (UNDERLYING PINs) 17-05-116-011-0000
17-05-116-012-0000

PROPERTY ADDRESS: 1335 N. Bosworth, Unit 2N, Chicago, IL 60622

SUBJECT TO: (a) general real estate taxes for the previous and current year not then due and for the subsequent years, including taxes which may accrue by reason of new or additional improvements during the year of Closing; (b) special taxes or assessments for improvements not yet completed; (c) easements, covenants, restrictions, agreements, conditions, and building lines of record and party wall rights so long as they do not interfere with Purchaser's use and enjoyment of the property as a residential condominium unit; (d) the Act; (e) the Plat; (f) the terms, provisions, and the conditions of the Condominium Documents, including all amendments and exhibits thereto; (g) applicable zoning and building laws and ordinances; (h) easements, roads and highways; (i) unrecorded public utility easements, if any; (j) Purchaser's mortgage, if any; (k) plats of dedication and plats of subdivision and

Near North National Title
222 N. LaSalle
Chicago, IL 60601

As 120008 / 11 / 500001 DA

UNOFFICIAL COPY

covenants thereon; (l) acts done or suffered by or judgments against Purchaser, or anyone claiming under Purchaser; (m) liens and other matters of title over which Title Company, as hereinafter defined, is willing to insure without cost to Purchaser; (n) drainage ditches, tiles and laterals, if any; (o) annexation agreements..

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL PROVISIONS, CONDITIONS, RIGHTS, LIMITATIONS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1203810085, AS AMENDED FROM TIME TO TIME.

THIS UNIT IS NEW CONSTRUCTION UNIT AND NO TENANTS HAVE EVER RESIDED IN THE SAID UNIT.

TO HAVE AND TO HOLD said real estate forever.

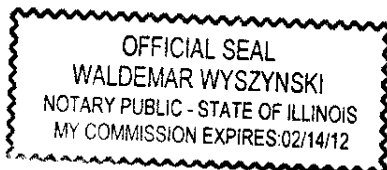
DATED this 21st day of FEBRUARY, 2012.

WILMOT CONSTRUCTION, INC.

By: [Signature]
Stanislaw Pluta, Its President

STATE OF ILLINOIS, COUNTY OF COOK) SS: I, the undersigned, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Stanislaw Pluta, President of Wilmot Construction, Inc., personally known to me to be the same person(s) whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that s/he signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 21st day of FEBRUARY, 2012



[Signature]
Notary Public

Prepared by: Wyszynski and Associates, P.C.. 2500 E. Devon, Ste. 250, Des Plaines, IL 60018

Return to:

LOUIS H. LEVINSON
33N. LASALLE SUITE 3200
CHICAGO, IL 60602

Send Subsequent Tax Bill To:

KENNETH BRENNER
1335 N. BROWETH UNIT 2N
CHICAGO, IL 60642


File Number


AP12-0009

UNOFFICIAL COPY

This page being added for Revenue Stamps

Near North National Title
222 N. LaSalle
Chicago, IL 60601

REAL ESTATE TRANSFER	02/14/2012
 CHICAGO:	\$2,437.50
CTA:	\$975.00
TOTAL:	\$3,412.50
17-05-116-012-0000 20120201601220 GMZZYC	

REAL ESTATE TRANSFER	02/14/2012
 COOK	\$162.50
 ILLINOIS	\$325.00
TOTAL:	\$487.50
17-05-116-012-0000 20120201601220 4AWUGW	

Property of Cook County Clerk's Office