

UNOFFICIAL COPY



Doc#: 1219145063 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/09/2012 02:55 PM Pg: 1 of 4

**WARRANTY DEED
ILLINOIS STATUTORY
Individual**

1871

THE GRANTOR(S), HELCO CORP., an Illinois Corporation, 512 Elmwood Avenue, of the Village of Wilmette, County of COOK, State of IL. for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to ASCENZIO FARINA, Trustee of the FARINA FORDHAM FAMILY TRUST dated June 27, 2012, 20 Mooregate Court, Richmond Hill, Ontario CANADA L4B3W7, all interest in the following described Real Estate situated in the County of COOK, in the State of IL, to wit:

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

1871

SUBJECT TO: General taxes for the year 2011 2nd and subsequent years; covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; condominium declarations and by laws, if any.

Permanent Real Estate Index Number(s): 17-10-103-027-1133
Address(es) of Real Estate: 25 East Superior Street, Unit 301, Chicago, IL 60611

Dated this 28 day of June, 2012.

AP 120193

Heather A. Mooney, President
HELCO CORP.
BY: HEATHER A. MOONEY, President

Warranty Deed - Individual

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

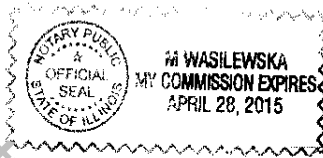
4

UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT, HEATHER A. MOONEY, President, HELCO CORP., an Illinois Corporation, 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 she signed and delivered the said instrument and caused the corporate seal of said Corporation to be affixed thereto, as her 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 12 day of July, 2012



(Notary Public)

Prepared by:


Richard C. Spain
Spain, Spain & Varnet P.C.
33 North Dearborn Street, Suite 2120
Chicago, IL 60602



Mail To:

Randall J. Boyer, Esq.
Law Offices of Zucker & Boyer Ltd.
3223 Lake Avenue, Suite 15C-303
Wilmette, IL 60091

Name and Address of Taxpayer:

ASCENZIO FARINA, Trustee
25 East Superior Street, Unit 301
Chicago, IL 60611

REAL ESTATE TRANSFER		07/09/2012
	CHICAGO:	\$2,775.00
	CTA:	\$1,110.00
	TOTAL:	\$3,885.00
17-10-103-027-1133 20120601606896 YH0PET		

REAL ESTATE TRANSFER		07/09/2012
	COOK:	\$185.00
	ILLINOIS:	\$370.00
	TOTAL:	\$555.00
17-10-103-027-1133 20120601606896 XQ0DPJ		

UNOFFICIAL COPY

Exhibit "A" – Legal Description

PARCEL A: UNIT 301 IN THE FORDHAM CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF PART OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

PARCEL 1: THAT PART OF BLOCK 48 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK BEING THE SOUTHWEST CORNER OF SUPERIOR AND CASS STREETS; RUNNING THENCE SOUTH ALONG THE EAST LINE OF SAID BLOCK BEING THE WEST LINE OF CASS STREET 106 FEET TO AN ALLEY; THENCE WEST 51 FEET; THENCE NORTH 106 FEET TO THE NORTH LINE OF SAID BLOCK 48, BEING THE SOUTH LINE OF SUPERIOR STREET; THENCE EAST ALONG THE NORTH LINE OF SAID BLOCK, 51 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOTS 1, 2 AND 3 IN RIGHT REVEREND A.O. REGAN'S (BISHOP OF CHICAGO) SUBDIVISION OF THE SOUTH 112 FEET OF BLOCK 48 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3: LOT 4 IN O. REGAN'S SUBDIVISION OF THE SOUTH 112 FEET OF BLOCK 48 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4: LOT 6 IN O. REGAN'S SUBDIVISION OF THE SOUTH 112 FEET OF BLOCK 48 IN KINZIE'S ADDITION TO CHICAGO, A SUBDIVISION IN THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5: THE WEST 25 FEET OF THE EAST 101 FEET OF THE NORTH 106 FEET OF BLOCK 48 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 6: THE WEST 50 FEET OF THE EAST 151 FEET OF THAT PART LYING NORTH OF THE SOUTH 112 FEET OF BLOCK 48 IN KINZIE'S ADDITION TO CHICAGO, IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 7: THE EAST 25 FEET OF THE WEST 150 FEET OF THAT PART NORTH OF THE SOUTH 112 FEET OF BLOCK 48 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 8: LOT 5 IN O. REGAN'S SUBDIVISION OF THE SOUTH 112 FEET OF BLOCK 48 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 9: LOT 7, IN O. REGAN'S SUBDIVISION OF THE SOUTH 112 FEET OF BLOCK 48 IN KINZIE'S ADDITION TO CHICAGO OF PART OF THE FRACTIONAL SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 10: THE WEST 25 FEET OF THE EAST 76 FEET OF THE NORTH 106 FEET OF BLOCK 48 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 11: ALL THAT PART OF THE PUBLIC ALLEY LYING NORTH OF AND ADJOINING LOTS 1 THROUGH 7, INCLUSIVE, (EXCEPT THE WEST 20 FEET THEREOF) IN RT. REV. ANTHONY O. REGAN'S (BISHOP OF CHICAGO) SUBDIVISION OF THE SOUTH 112 FEET OF BLOCK 48 IN KINZIE'S ADDITION TO CHICAGO, A SUBDIVISION IN THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY

EXCEPT FROM ALL THE ABOVE, TAKEN AS A TRACT, THE WEST 20 FEET OF LOT 7, AS MEASURED AT RIGHT ANGLES TO THE WEST LINE THEREOF, IN RE. REVEREND ANTHONY O. REGAN'S (BISHOP OF CHICAGO) SUBDIVISION OF THE SOUTH 112 FEET OF BLOCK 48 KINZIE'S ADDITION TO CHICAGO, A SUBDIVISION IN THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "F" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 3, 2002 AS DOCUMENT NUMBER 0021328830, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL B: EASEMENT FOR THE BENEFIT OF PARCEL A AS CREATED BY DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS MADE AS OF THE 13TH DAY OF NOVEMBER, 2002 BY FORDHAM 25 E. SUPERIOR L.L.C., RECORDED DECEMBER 3, 2002 AS DOCUMENT 0021328829 FOR INGRESS AND EGRESS, STRUCTURAL SUPPORT, MAINTENANCE, ENCRoACHMENTS AND USE OF COMMON WALLS, CEILINGS AND FLOORS OVER AND ACROSS THE COMMERCIAL PROPERTY AND THE GARAGE PROPERTY AS MORE FULLY DESCRIBED THEREIN AND ACCORDING TO THE TERMS SET FORTH THEREIN.

PARCEL C: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE LIMITED COMMON ELEMENT NUMBER P-745, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

PARCEL D: THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE LIMITED COMMON ELEMENT NUMBER S-651, A LIMITED COMMON ELEMENT AS DELINEATED IN THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.