

# UNOFFICIAL COPY

## WARRANTY DEED

The Grantor, **MG DEVELOPERS, INC.**, an Illinois 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



Doc#: 1219833051 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/16/2012 11:21 AM Pg: 1 of 3

and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, and pursuant to the authority given by the board of said corporation, CONVEYS and WARRANTS to **JULIE HOWE AND JASON HOWE, 2822 N. Orchard, Unit 1, Chicago, IL 60657, husband and wife** not as Tenants in Common not as Joint Tenants but as **TENANTS BY THE ENTIRETY**, the following described real estate situated in the County of Cook and State of Illinois to wit:

### SEE ATTACHED LEGAL DESCRIPTION RIDER FOR DEED

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **TO HAVE AND TO HOLD** said premises **as husband and wife** not as Tenants in Common not as Joint Tenants but as **TENANTS BY THE ENTIRETY** forever.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed by these presents by its President and attested by its President this 29<sup>th</sup> day of June 2012.



PIN: 14-29-225-016-0000

COMMONLY KNOWN AS: 922 W. WOLFRAM, UNIT 1, CHICAGO, IL 60657 - 9201


**MG DEVELOPERS, INC.**,  
an Illinois corporation

By:

  
**FADRAIC HENEGHAN, President**

REAL ESTATE TRANSFER		07/09/2012
	COOK	\$360.00
	ILLINOIS:	\$720.00
TOTAL:		\$1,080.00

14-29-225-016-0000 | 20120601603943 | K2B48C

REAL ESTATE TRANSFER		07/09/2012
	CHICAGO:	\$5,400.00
	CTA:	\$2,160.00
TOTAL:		\$7,560.00

14-29-225-016-0000 | 20120601603943 | M3RWZD

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This Instrument Prepared By: **HAL A. LIPSHUTZ**  
1120 W. Belmont Ave.  
Chicago, IL 60657

Send subsequent tax bills to: **JULIE HOWE**  
**JASON HOWE**  
922 W. Wolfram  
Unit 1  
Chicago, IL 60657



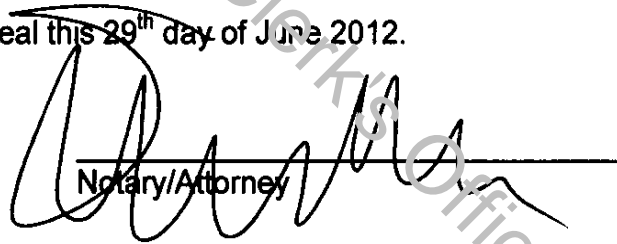
**MAIL TO**

**JEREMY REIS**  
**833 N. Orleans Street**  
**Chicago, IL 60610**

STATE OF ILLINOIS     )  
  ) SS.  
COUNTY OF COOK        )

The undersigned, a Notary Public and Attorney in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that **PADRAIC HENEGHAN, President of MG DEVELOPERS, INC., an Illinois corporation.** is 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 29<sup>th</sup> day of June 2012.

  
\_\_\_\_\_  
Notary/Attorney



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## LEGAL DESCRIPTION RIDER FOR DEED

### PARCEL 1:

UNIT 1 IN THE 922 W. WOLFRAM CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 14 IN BLOCK 4 IN HENRY WOLFRAM'S FARMS, BEING A SUBDIVISION OF LOT 8 OF CANAL TRUSTEES' SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT D TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1211415048, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS

### PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-1, AND ROOF RIGHTS R-1, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 1211415048.

PIN: 14-29-275-016-0000  
COMMONLY KNOWN AS: 922 W. WOLFRAM, UNIT 1, CHICAGO, IL 60657

THIS DEED IS FURTHER SUBJECT TO: (a) general real estate taxes not due and payable at the time of Closing; (b) applicable zoning, building laws and ordinances; (c) the limitations and conditions imposed by the Act; (d) the limitations and conditions imposed by the Municipal Code of Chicago; (e) the Condominium Documents including all amendments and exhibits thereto; (f) covenants, conditions, declarations, restrictions and building lines of record; (g) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (h) encroachments, if any, as shown on the Plat of Survey to be attached as Exhibit "D" to the Declaration; (i) public utility easements; (j) installments due after Closing for assessments levied pursuant to the Declaration; (k) private easements; (l) party wall rights and agreements; (m) matters over which the title company has agreed to insure.

GRANTOR CERTIFIES THAT NOTICE OF INTENT AS REQUIRED BY SECTION 30 OF THE ILLINOIS CONDOMINIUM PROPERTY ACT WAS NOT SERVED AS THERE WERE NO TENANTS AT THE PROPERTY, AS THE PROPERTY WAS IMPROVED WITH A NEWLY CONSTRUCTED BUILDING.

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, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENT 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.