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Doc#: 1402841069 Fee: \$42.00
RHSP Fee: \$9.00 APRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/28/2014 12:27 PM Pg: 1 of 3

WARRANTY DEED

The Grantor,
**DRUMMIN DEVELOPMENT,
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
and No/100 Dollars (\$10.00)
and other good and valuable
consideration

SA 1406390 (MA) LIT 20101101 of 2

in hand paid, and pursuant to the authority given by the directors of said corporation and
No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, and
pursuant to the authority given by the directors of said corporation, CONVEYS and
WARRANTS to **TERRANCE MAH, * of 225 N. COLUMBUS DR., UNIT 3812, CHICAGO,
IL 60601,** the following described real estate situated in the County of Cook and State of
Illinois to wit:

** a married man*

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, forever.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed by these
present by its directors and attested by its President this 2nd day of January 2014.

PIN: 14-21-311-010-0000

COMMONLY KNOWN AS: 729 W. ALDINE, UNIT 1, CHICAGO, IL 60657

**DRUMMIN DEVELOPMENT, INC.,
an Illinois corporation**

By:

[Signature]
PADRAIC HENEGHAN, President

S Y
P 3
S N
SC 1
INT 1

BOX 334 CT!

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This Instrument Prepared By:

HAL A. LIPSHUTZ
1120 W. Belmont Ave.
Chicago, IL 60657

Send subsequent tax bills to:

J.

TERRANCE MAH
729 W. Aldine
UNIT 1
Chicago, IL 60657



MAIL TO:

RICHARD J. TRAUB
311 S. WACKER DR.
SUITE 3000
CHICAGO, IL 60606

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

The undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that **PADRAIC HEREGHAN, President of DRUMMIN DEVELOPMENT, 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 2nd day of January 2014.

Notary

My commission expires:



REAL ESTATE TRANSFER		01/02/2014
	COOK	\$403.75
	ILLINOIS:	\$807.50
TOTAL:		\$1,211.25

REAL ESTATE TRANSFER		01/02/2014
	CHICAGO:	\$6,056.25
CTA:		\$2,422.50
TOTAL:		\$8,478.75

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LEGAL DESCRIPTION RIDER FOR DEED

PARCEL 1:

UNIT NUMBER 1 IN THE "729 W. ALDINE CONDOMINIUM" AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 11 AND THE EAST 1/2 OF LOT 12 (EXCEPT THE SOUTH 6 FEET OF SAID LOTS FOR ALLEY) IN HUNDLEY'S RESUBDIVISION OF BLOCK 40 IN PINE GROVE, A SUBDIVISION IN SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN.

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1329134064; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE (EXCLUSIVE) RIGHT TO THE USE OF PARKING SPACE P-1, STORAGE SPACE S-1, ROOF RIGHTS R-1, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 1329134064.

PIN: 14-21-311-010-0000

COMMONLY KNOWN AS: 729 W. ALDINE, 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 so long as they do not interfere with Purchaser's use and enjoyment of the property as a residential condominium unit; (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 so long as they do not interfere with Purchaser's use and enjoyment of the property as a residential condominium unit; (g) acts done or suffered by Purchaser or anyone claiming by, through or under Purchase; (h) encroachments, if any, as shown on the Plat of Survey to be attached as Exhibit "D" to the Declaration; (i) public utility easements so long as they do not interfere with Purchaser's use and enjoyment of the property as a residential condominium unit; (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.