

# UNOFFICIAL COPY

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## WARRANTY DEED CORPORATION GRANTOR

The Grantor, SCHAEFER BUILDING CORP., 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 (20.00) and other good and valuable consideration in hand paid,

and pursuant to the authority <sup>NOT</sup> given by the Board of Directors of said corporation, <sup>but in TENANCY by the Entity</sup> not in Tenancy in Common, ~~but~~ in JOINT TENANCY, CONVEYS and WARRANTS to JOHN A. VOZENILEK, III AND GINA P. VOZENILEK of 1697 Dickinson Dr., Wheelton, IL, County of DuPage, State of Illinois, the following described real estate situated in the County of Cook and State of Illinois, to wit:

<sup>H</sup> ~~H~~ <sup>HUSBAND & wife</sup>

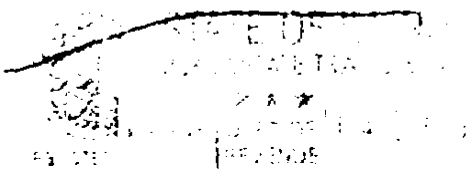
SEE ATTACHED LEGAL DESCRIPTION RIDER FOR DEED

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 not in tenancy in common, ~~but~~ <sup>NOT</sup> in JOINT TENANCY ~~forever~~, <sup>but, IN TENANCY by the Entity forever.</sup>

IN WITNESS WHEREOF, said Grantor has caused its name to be signed by these presents by its President and attested by its President, this 13th day of August, 1996.

Permanent Real Estate Index Number: 14-18-204-016

Commonly Known As: 1720-22 W. Leland, Unit 1W, Chicago, IL 60640



SCHAEFER BUILDING CORP.,  
an Illinois corporation

By:

Scott Schaefer  
SCOTT SCHAEFER, President

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This instrument Prepared By: HAL A. LIPSHUTZ  
1120 W. Belmont Ave.  
Chicago, IL 60657-8313

Send subsequent tax bills to: John A. Vozentek, Jr.  
1720-22 W. Leland, Unit 1W  
Chicago, IL 60640

MAIL TO: Roger C. Nelson  
528 W. Roosevelt Rd., #100  
Wheaton, IL 60187

STATE OF ILLINOIS SS:  
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that SCOTT SCHAEFER, President of SCHAEFER BUILDING CORP., an Illinois corporation, personally known to me to be the same person whose names are subscribed to the foregoing instrument as such respective officers, appeared before me this day in person and acknowledged that he signed and delivered such instrument as his own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal, this 13th day of August, 1996.

*Scott Schaefer*  
Notary Public

My commission expires:

NOTARY SEAL  
ALEXIS SALOMON  
NOTARY PUBLIC STATE OF ILLINOIS  
MY COMMISSION EXPIRES 8/27/96

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
\$ 532.50  
\* \* \* \*

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
\$ 532.50  
\* \* \* \*

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## LEGAL DESCRIPTION RIDER FOR DEED

PARCEL 1:

UNIT 11 IN THE 1720-22 W. LELAND CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE EAST 5' 1/2 FEET OF LOTS 11 AND 12 IN BLOCK 1 IN KEDZES ADDITION TO RAVENSWOOD, A SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT #6476035, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE NUMBER P1W, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION ABOVE AND RECORDED AS DOCUMENT #6476035.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, ALL 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 RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

GRANTOR CERTIFIES THAT NOTICE OF INTENT AS REQUIRED BY SECTION 30 OF THE ILLINOIS CONDOMINIUM PROPERTY ACT WAS SERVED ON THE TENANTS OF UNIT 11, 1720 W. LELAND, CHICAGO, ILLINOIS, THE TENANT OF THIS UNIT PAID TO EXERCISE THE OPTION TO PURCHASE THE UNIT AND HAD NO RIGHT OF FIRST REFUSAL.

SUBJECT ONLY 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 A.C.P.D.; (D) THE LIMITATIONS AND CONDITIONS IMPOSED BY THE MUNICIPAL CODE OF CHICAGO; (E) THE CONDOMINIUM DOCUMENTS INCLUDING ALL AMENDMENTS AND EXHIBITS THEREIN; (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 BASEMENTS; (J) INSTALLMENTS DUE AFTER CLOSING FOR ASSESSMENTS LEVIED PURSUANT TO THE DECLARATION; (K) PRIVATE EASEMENTS; AND (L) MATTERS OVER WHICH THE TITLE COMPANY HAS AGREED TO INSURE.

PN# 14-03-204-016

COMMONLY KNOWN AS: 1720-22 W. LELAND, UNIT 11, CHICAGO, IL 60649

9/26/2012

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