

UNOFFICIAL COPY 8811/0021 05 001 Page 1 of 3
1998-07-21 10:12:27
Cook County Recorder 35.00

ILLINOIS STATUTORY WARRANTY DEED,
CORPORATION TO INDIVIDUAL

RETURN TO: Michael Lagone

4649 N. Magnolia, Unit 3S

Chicago, IL 60640

SEND SUBSEQUENT TAX BILLS TO:

Michael Lagone

4649 N. Magnolia, Unit 3S

Chicago, IL 60640

RECORDER'S STAMP

THE GRANTOR, O'D Pro-Built, 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, for and in consideration of the sum of Ten and no/100 DOLLARS, in hand paid, and pursuant to authority given by the Board of Directors of said corporation Convey(s) and Warrant(s) to Michael Lagone, of 281 Crescent Drive, of the City of Chicago Heights, County of Cook, State of Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Those premises legally described on Exhibit A which is attached hereto and hereby made a part hereof.

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, and attested by its Secretary, this 16TH day of July, 1998.

IMPRESS
CORPORATE SEAL
HERE

O'D Pro-Built, Inc.
(NAME OF CORPORATION)

BY Anthony O. [Signature]
PRESIDENT

ATTEST [Signature]
SECRETARY

Permanent Tax Identification No. (s): 14-17-111-002

Property address: 4649 N. Magnolia, Unit 3S, Chicago, IL

BOX 333-CTI

State of Illinois)
Cook County) SS

I, the undersigned, a Notary Public in and for said County and State, aforesaid, DO HEREBY CERTIFY that

Timothy O'Donoghue personally known to me to be the President of O'D Pro-Built, Inc., an Illinois Corporation, and Kevin J. O'Donoghue personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Secretary, they signed and delivered the said instrument as President and Secretary of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

IMPRESS
NOTARIAL SEAL
HERBERT T. CONROY
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 07/27/01

Given under my hand and Notarial seal, this 16 day of July, 1998

John T. Conroy
Notary Public

This Instrument prepared by:

John T. Conroy

4544 W. 103rd Street

Oak Lawn, IL 60453

STATE OF ILLINOIS
REAL ESTATE TRANSACTION TAX
JUL 20 98
DEPT. OF REVENUE
183.50

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP JUL 20 98
PB.11424
391.50

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
JUL 20 98
PB.11193
373.50

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
JUL 20 98
PB.11155
999.00

UNIT NUMBER 35 IN 4649 MAGNOLIA CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 59 (EXCEPT THE NORTH 2 INCHES) IN SHERIDAN DRIVE SUBDIVISION, A SUBDIVISION OF THE NORTH 3/4 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION, WHICH LIES NORTH OF THE SOUTH 800 FEET THEREOF AND EAST OF GREEN BAY ROAD, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 17, 1998 AS DOCUMENT NUMBER 98306881; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

ALSO, THE EXCLUSIVE RIGHT TO THE USE OF P7, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY AND DECLARATION AFORESAID.

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, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS 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 CITED AND STIPULATED AT LENGTH HEREIN.

EXHIBIT A