

UNOFFICIAL COPY



98920062

WARRANTY DEED

Statutory (ILLINOIS)
(Corporation to Individual)

98920062

2303/0153 30 001 Page 1 of 4
1998-10-14 14:07:49
Cook County Recorder 27.00

CTE
173
LMD/F2W
77.57.460

THE GRANTOR, S.W. SQUARE DEVELOPMENT CORP., 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 Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to Ronald N. Graziano and Dawn R. Graziano, 4920 N. Hoyne, Chicago, Illinois, husband and wife as Tenants by the Entirety and not as joint tenants with a right of survivorship or tenants in common, the following described Real Estate situated in the County of Cook, and State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO
AND MADE A PART HEREOF AS EXHIBIT "A"

4

Permanent Real Estate Index Number: 13-23-315-001-0000 (Affects Real Estate and other property)

Address of Real Estate: 3647 B West Cornelia, Chicago, Illinois 60618

SEE SUBJECT TO LANGUAGE ATTACHED HERETO
AND MADE A PART HEREOF AS EXHIBIT "B"

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, this 24th day of September, 1998.

S.W. SQUARE DEVELOPMENT CORP.,
an Illinois corporation

BY: _____
David J. Dubin, President

IMPRESS
CORPORATE SEAL
HERE

BOX 333-CTI

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State of Illinois)
)
County of Cook)

SS.

282300
CO. NO. 315



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

OCT 13 '98
DEPT. OF REVENUE
21900

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that David J. Dubin is personally known to me to be the President of **S.W. SQUARE DEVELOPMENT CORP.**, an Illinois corporation, and 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 severally acknowledged that as such President, he signed and delivered the said instrument and cause the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as his 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
CORPORATE SEAL
HERE**

Given under my hand and official seal this 24th day of September, 1998.

Commission expires 9/27/2000

Devona L. Gilmore
NOTARY PUBLIC

SEAL

"OFFICIAL SEAL"
Devona L. Gilmore
Notary Public, State of Illinois
My Commission Exp. 09/27/2000

This instrument was prepared by Masuda, Funai, Eifert & Mitchell, Ltd., One East Wacker Drive, Suite 3200, Chicago, Illinois 60601.

MAIL TO:

SHERWOOD M. ZWIRN
910 SKOKIE BLVD SUITE 114
NORTHBROOK IL 60062

SEND SUBSEQUENT TAX BILLS TO:

Ronald N. Graziano
3647 B W. Cortez
Chicago IL 60645

OR RECORDER'S OFFICE BOX NO. _____

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP OCT 13 '99
109.50

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE OCT 13 '98
900.00

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE OCT 13 '98
742.50

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:
(PARCEL 38)

THE NORTH 18.83 FEET OF THE SOUTH 74.34 FEET OF THE EAST 49.50 FEET OF THE WEST 118.0 FEET OF THE FOLLOWING DESCRIBED TRACT:

LOTS 1 TO 11 AND LOTS 38 TO 48, BOTH INCLUSIVE, AND VACATED NORTH - SOUTH ALLEY ADJOINING SAID LOTS 1 TO 11 AND LOTS 38 TO 48 IN BLOCK 2 IN J.R. WICKERSHAM'S SUBDIVISION OF BLOCKS 5 AND 6 OF K.K. JONES' SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, TAKEN AS A TRACT IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, UTILITIES, USE, ENJOYMENT AND ENCROACHMENTS AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR ST. WENCESLAUS SQUARE TOWNHOMES, RECORDED AS DOCUMENT 98404070.

Common Address: 3647 B West Cornelia
Chicago, Illinois 60618

P.I.N.: 13-23-315-001-0000 (affects Property and other land)

Property of Cook County Clerk's Office

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98920062 Page 4 of 4

EXHIBIT B

Subject only to:

- (i) general real estate taxes not yet due and payable at the time of closing;
- (ii) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable;
- (iii) applicable zoning and building laws and building lines restrictions, and ordinances;
- (iv) all rights, easements, restrictions, conditions and reservations of record and contained in the Declaration;
- (v) easements, restrictions, conditions, building set-back lines and reservations of record;
- (vi) the Declaration, the By-Laws and all other townhouse documents and all amendments and exhibits thereto;
- (vii) easements, encroachments and other matters affecting title to the Property, the Common Area or the Premises;
- (viii) acts done or suffered by Buyer or anyone claiming by, through or under Buyer;
- (ix) streets and highways, if any;
- (x) utility easements, whether recorded or unrecorded; and
- (xi) liens and such other matters as to which the Title Insurer commits to insure Buyer against loss or damage.