

UNOFFICIAL COPY

98042803

WARRANTY DEED

CORPORATION GRANTOR

2012570 MTC L-151183

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 (\$10.00) and other good and valuable consideration in hand paid, and pursuant to the authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to **KRISTI M. VASALOSKI, 8217 N. Monticello, Skokie, IL 60076**, 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.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed by these presents by its President and attested by its President, this 15th day of January, 1998.

Permanent Real Estate Index Number: 13-14-312-018

Commonly Known As: 3801-07 W. CULLOM, UNIT 3803-3, CHICAGO IL 60618

DATED this 15th day of January, 1998.

SCHAEFER BUILDING CORP.,
an Illinois corporation

By:

Scott Schaefer
SCOTT SCHAEFER, President

UNOFFICIAL COPY

98042803

This Instrument Prepared By:

HAL A. LIPSHUTZ
1120 W. Belmont Ave.
Chicago, IL 60657-3313

Send subsequent tax bills to:

KRISTI M. VASALOSKI
3801-07 W. CULLOM, 3803-3
CHICAGO, IL 60618

MAIL TO:

NORMAN P. GOLDMEIER
5225 OLD ORCHARD RD., 750
SKOKIE, IL 60077

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 the same person whose name is subscribed to the foregoing instrument, 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 15th day of January, 1998.

Alexa G. Salmon
Notary Public

My commission expires:

OFFICIAL SEAL

ALEXA G. SALMON

NOTARY PUBLIC - STATE OF ILLINOIS
MY COM. EXPIRES 01/23/00

00 99

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

4
★ 05781
★
★
★
★ CITY OF CHICAGO
★ REAL ESTATE TRANSACTION TAX

2004 County
REAL ESTATE TRANSACTION TAX
REVENUE
32.50

LEGAL DESCRIPTION RIDER FOR DEED

UNIT 3803-3 IN CULLOM MANOR CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 48 AND THE NORTH 1/2 OF LOT 47 IN BLOCK 13 IN THE SUBDIVISION OF BLOCKS 1 TO 31 INCLUSIVE OF W.B. WALKER'S ADDITION TO CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT 97788512, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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 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 RECITED AND STIPULATED AT LENGTH HEREIN

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; and (l) 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 SERVED ON THE TENANTS AT THE PROPERTY AND THE TENANT OF THIS UNIT FAILED TO EXERCISE ITS RIGHT OF FIRST REFUSAL.

PIN: 13-14-312-018

COMMONLY KNOWN AS: 3801-07 W. CULLOM, UNIT 3803-3, CHICAGO, IL 60618