

UNOFFICIAL COPY



Chicago Title Insurance Company

WARRANTY DEED
ILLINOIS STATUTORY
(Corporation to Individual)

99695992

6499/0091 63 001 Page 1 of 3
1999-07-21 11:15:42
Cook County Recorder 25.00



99695992

No Abs
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Perez

THE GRANTOR Residential Realty Development Corporation 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 & 00/100 DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of of said corporation, CONVEY(S) and WARRANT(S) to Ramir Reyes (GRANTEE'S ADDRESS) 600 McKinnley, #A110, Mundelein, Illinois 60060

of the county of Lake, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD; PUBLIC AND UTILITY EASEMENTS; EXISTING LEASES AND TENANCIES; SPECIAL GOVERNMENTAL TAXES OR ASSESSMENTS FOR IMPROVEMENTS NOT YET COMPLETED; UNCONFIRMED SPECIAL GOVERNMENTAL TAXES OR ASSESSMENTS; GENERAL REAL ESTATE TAXES FOR THE YEAR 1998 AND SUBSEQUENT YEARS

Permanent Real Estate Index Number(s): 11-29-107-005-0000

Address(es) of Real Estate: 7635 N. Greenview, Unit 1W, Chicago, Illinois 60626

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 15th day of JULY, 1999.

Residential Realty Development Corporation

By

Mike Kakyand
President

Attest

Ali Razvi
Secretary

ADY. 1088/95.F.1010
BOX 333-CTI

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE JUL 20 99
PB.11193
118449

COOK COUNTY
REAL ESTATE TRANSACTION
REVENUE STAMP JUL 20 99
PB.11424
40030

Mail To:
Ramir Reyes
7635 N. Greenview, Unit 1W
Chicago, Illinois 60626
Name & Address of Taxpayer:
Ramir Reyes
7635 N. Greenview, Unit 1W
Chicago, Illinois 60626

Prepared By: Daniel G. Lauer & Associates, PC
1424 W. Division St.
Chicago, Illinois 60622-3322

(Notary Public)

"OFFICIAL SEAL"
FATIMA M. PEREZ
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires May 2, 2001

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
JUL 20 99
PB. 10666
292307
CO. NO. 016

1, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Mike Kakava and personally known to me to be the President of the Residential Realty Development Corporation and Ali Razvi personally known to me to be the Secretary of said corporation, and personally known to me to be the same person(s) whose name(s) 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 and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of 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.

STATE OF ILLINOIS, COUNTY OF COOK ss.

Given under my hand and official seal, this 1st day of July 1999

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EXHIBIT "A"
Legal Description

99615602

UNIT 7635-1W IN THE 7633-7639 NORTH GREENVIEW CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 74 AND 75 IN GERMANIA ADDITION TO EVANSTON, A SUBDIVISION OF BLOCKS 2 AND 3 OF DREYERS LAKESHORE ADDITION TO EVANSTON AND THAT PART OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF INDIAN BOUNDARY LINE AND SOUTH AND WEST OF BLOCKS 2 AND 3, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 99615602 AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

14 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.

THE FIRST DEED CONVEYING EACH UNIT IN A CONVERSION CONDOMINIUM MUST CONTAIN ONE OF THE FOLLOWING STATEMENTS:

- (A) THE TENANT OF THE UNIT HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL;
- (B) THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL; OR
- (C) THE PURCHASER OF THE UNIT WAS THE TENANT OF THE UNIT PRIOR TO THE CONVERSION OF THE BUILDING TO A CONDOMINIUM.

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