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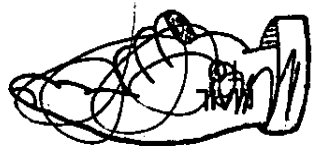
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1999-08-18 15:25:23  
Cook County Recorder 25.50

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SM

This instrument was prepared by:

Steven E. Moltz  
Law Offices of Marshall J. Moltz  
77 W. Washington St.  
Suite 1620  
Chicago, Illinois 60602



WARRANTY DEED

The Grantor, **GRAND COURT DEVELOPMENT CORPORATION**, an Illinois 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 the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS TO:  
Valantine Arendarczyk

the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

For the LEGAL DESCRIPTION and SUBJECT TO PROVISION see attached Rider which is expressly incorporated herein and made a part hereof.

B

Permanent Real Estate Index Number: 12-26-309-092  
Address of Real Estate: UNIT 2N, 8549 W. GRAND AVE., RIVER GROVE, ILLINOIS 60171

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its President this 2nd day of August, 1999.

**GRAND COURT DEVELOPMENT CORPORATION.**  
an Illinois corporation

ATTEST: [Signature]  
Its Secretary

BY: [Signature]  
Its President



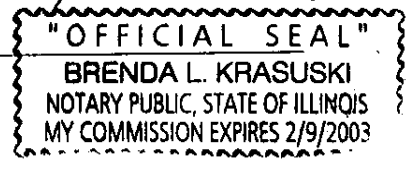
STATE OF ILLINOIS )  
                                  ) SS  
COUNTY OF COOK    )

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that SILVESTRE FANTAUZZO, personally known to me to be the President of GRAND COURT DEVELOPMENT CORPORATION, an Illinois corporation, and MARIA FANTAUZZO, Secretary, 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 acknowledged that as President and Secretary they signed and delivered the said instrument 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.

GIVEN under my hand and official seal, this 2nd day of August, 1999.  
[Signature]  
NOTARY PUBLIC

MAIL TO: Barrett F. Pederson, 9901 W. Grand Ave, Franklin Park, IL 60131

SEND SUBSEQUENT TAX BILLS TO: Valentine Arendarczyk  
8549 W. Grand Ave. Unit 2N.  
River Grove, IL 60171



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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.

STRIKE ONE

- A. ~~THE TENANT OF UNIT HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.~~
- B. THE PURCHASER OF THE UNIT WAS THE TENANT OF THE UNIT PRIOR TO THE CONVERSION OF THE BUILDING TO A CONDOMINIUM.

**COOK COUNTY**  
 REAL ESTATE TRANSFER TAX  
 COUNTY TAX  
 AUG. 18.99  
 REVENUE STAMP

# 0100706098

REAL ESTATE TRANSFER TAX
00041.00
FP326670

**STATE OF ILLINOIS**  
 REAL ESTATE TRANSFER TAX  
 TAX  
 AUG. 18.99  
 COOK COUNTY

# 0000003153

REAL ESTATE TRANSFER TAX
00082.00
FP326669

Property of Cook County Clerk's Office

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## PARCEL 1:

UNIT 2N in the GRAND COURT CONDOMINIUMS as delineated on a survey of the following described real estate:

Lot 2 in A.C. Schmidt's Subdivision of part of that part of lot 2 lying south of Grand Avenue (Whiskey Point Road) in Assessor's Division of the West ½ of Section 26, Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois;

which survey is attached to the Declaration of Condominium recorded 8-4-99 as Document 99742699; together with an undivided percentage in the Common Elements, in Cook County, Illinois.

## PARCEL 2:

The exclusive right to use Parking Space P-2 and P-3, a Limited Common Element as delineated on the survey attached to the Declaration aforesaid recorded as Document 99742699.

## PARCEL 3:

The exclusive right to use Storage Space S-4, a Limited Common Element as delineated on the survey attached to the Declaration aforesaid recorded as Document 99742699.

SUBJECT TO: (1) general real estate taxes not due and payable at the time of closing; (2) the Declaration of Condominium recorded 8-4-99 as Document 99742699 including all amendments and exhibits thereto, the same as though the provisions of said Declaration were recited and stipulated at length herein; (3) applicable zoning and building laws and ordinances; (4) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (5) utility easements, if any, whether recorded or unrecorded; (6) covenants, conditions, restrictions, encroachments and easements of record.

ADDRESS: UNIT 2N, 8549 WEST GRAND AVE., CHICAGO, ILLINOIS  
P. I. N. 12-26-309-002

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.