



MTC KT  
202/205/182

WARRANTY DEED  
(Corporation to Individual)  
(Illinois)

THIS AGREEMENT, made this 20 day of July, 1999 between NINA OLSHANSKY, CO., Inc., 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, party of the first part and Kimberly Kohler, 3843 N. Hermitage, Chicago, Illinois 60613, party of the second part, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) Dollars and 00/100 in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

Parcel 1:  
Unit 1518-2W, in 1516-18 W. ROSEMONT CONDOMINIUM as delineated on a survey of the following described real estate:

LOT 117 IN EDGEWATER PARK, A SUBDIVISION OF THE NORTHWEST 1/4 (EXCEPT THE NORTH 26 RODS AND 11.00 FEET) OF THE NORTHWEST 1/4 OF SECTION 5, AND PART OF SECTION 6, ALL IN TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, which survey is attached to the Declaration of Condominium recorded as Document No. 99493080 together with its undivided percentage interest in the common elements, in Cook County, Illinois.

PARCEL 2:

THE EXCLUSIVE USE OF PARKING SPACE P-5, AND THE WOOD DECK AND STORAGE SPACE S-2W, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 99493080.

"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."

THE TENANT OF THIS UNIT HAS WAIVED THEIR RIGHT OF FIRST REFUSAL.

ADDRESS: 1518 W. Rosemont, Unit 1518-3, Chicago, Illinois  
P.I.N.: 14-05-102-031-0000

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or

# UNOFFICIAL COPY

demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: Covenants, conditions, restriction of record, and public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 1998 and subsequent years.

Permanent Real Estate Number(s): 14-05-102-031-0000  
ADDRESS: 1518 W. Rosemont, Unit 1518-2W, Chicago, Illinois

IN WITNESS WHEREOF, said party of the first part 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, the day and year first above written.

\_\_\_\_\_  
NINA OLSHANSKY, CO., INC.

BY: \_\_\_\_\_  
President

ATTEST: \_\_\_\_\_  
Secretary

This instrument was prepared by: Phillip I. Rosenthal, 7337 N. Lincoln, #283, Lincolnwood, Illinois 60646

MAIL TO:  
Claire Lynch Flannery  
301 W. Touhy  
Park Ridge, Illinois 60068

SEND SUBSEQUENT BILLS TO:  
Kimberly M. Kohler  
1518 W. Rosemont, #1518-2W  
Chicago, Illinois 60660

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

STATE OF ILLINOIS ) ss.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Nina Olshansky, is personally known to me to be the President of NINA OLSHANSKY, CO., Inc. an Illinois corporation, and \_\_\_\_\_ is, 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 Nina Olshansky 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 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.

Given under my hand and official seal, this 20 day of July, 1999.

Notary Public  
PHILLIP I. ROSENTHAL  
Commission Expires 10/24/99  
OFFICIAL SEAL  
STATE OF ILLINOIS  
MY COMMISSION EXPIRES 10/24/99

24, 1999

99849447

# UNOFFICIAL COPY

99849447

City of Chicago  
Dept. of Revenue



Real Estate  
Transfer Stamp

211373

\$1,125.00

09/07/1999 13:35 Batch 05091 47

STATE OF ILLINOIS

STATE TAX



SEP. -7.99

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 1000004170

REAL ESTATE  
TRANSFER TAX

00150.00

# FP326669

COUNTY TAX

COOK COUNTY  
REAL ESTATE TRANSACTION TAX



SEP. -7.99

REVENUE STAMP

# 0000007640

REAL ESTATE  
TRANSFER TAX

0007500

# FP326670