

1003 202/208 MTC

UNOFFICIAL COPY 99853066

7578/0160 51 001 Page 1 of 3
1999-09-08 15:08:31
Cook County Recorder 25.50



WARRANTY DEED
(Corporation to Individual)
(Illinois)

THIS AGREEMENT, made this 2nd day of September, 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 Maritza Rosario and Damari Franceschi, 4918 Mulford, Skokie, Illinois 60077, not as tenants in common but as joint tenants with rights of survivorship, , 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, not as tenants in common, but as joint tenants with rights of survivorship, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

Unit 1W, in 1518 ROSEMONT HANOVER 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. 2M

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE B5 AND STORAGE SPACE S-1W A 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 1W, 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 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, not as tenants in common, but as joint tenants with rights of survivorship, 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 1W, 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: [Signature]
President

Nina Olshansky

ATTEST: _____
Secretary

This instrument was prepared by: Phillip I. Rosenthal, 7337 N. Lincoln, #283, Lincolnwood, Illinois 60712

MAIL TO:
William G. Schur
111 W. Washington St #737
Ctyo IL 60602

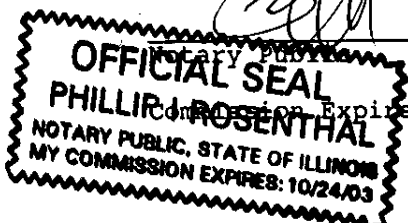
SEND SUBSEQUENT BILLS TO:
Maritza Rosario
1518 W. Rosemont, #1W
Chicago, Illinois 60660

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 Nina Olshansky 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 _____ day of September, 1999.



6/24/2003

POSTAGE METER SYSTEMS

STATE TAX

STATE OF ILLINOIS

SEP. -8.99

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000004343

REAL ESTATE TRANSFER TAX
0017500
FP326669

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX


SEP. -8.99

REAL ESTATE TRANSFER TAX
REVENUE STAMP

0000007814

REAL ESTATE TRANSFER TAX
0009750
FP326670

City of Chicago
Dept. of Revenue
211431
09/08/1999 12:18 Batch 03511 26



Real Estate
Transfer Stamp
\$1,312.50

Property of Cook County Clerk's Office