

**WARRANTY DEED
STATUTORY OF ILLINOIS
(Corporation to Individual)**



THE GRANTOR,
A & J DEVELOPMENT GROUP, INC.

A corporation created and existing
Under and by virtue
Of the laws of the
State of Illinois, for

And in consideration of
TEN DOLLARS (\$10.00),
In hand paid, and pursuant
To authority given by the
Board of A & J Development Group, Inc.
Of said corporation,
CONVEY and WARRANT to

^{m.}
Stuart Johnston—single never married
4200W. Eugenie
Chicago, IL.

The following described real estate situated in the County of COOK in the State of Illinois, to wit;

LEGAL DESCRIPTION HEREBY ATTACHED

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 as

PERMENANT REAL ESTATE INDEX NUMBER: 14-07-418-101

**ADDRESS OF REAL ESTATE: 4939 N. WOLCOTT UNIT 1B
CHICAGO, IL. 60640**

C.T.I.C.

99009151

7782787

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE **70.50**
STAMP FEB-99
P.B. 11427

1073
11238
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE FEB-99
P.B. 11193 **58.50**

COOK CO. NO. 016
07291
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
FEB-99 DEPT. OF REVENUE **141.00**
P.B. 10776

3237
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE FEB-99
P.B. 11193 **999.00**

In Witness Whereof, said Grantor has caused it corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its manager, and attested by its Secretary, this 4th day of February, 1998, 1999

[Handwritten signature]

By: Alex Vaisman

[Handwritten signature]

By: Jacob Bletnitsky

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

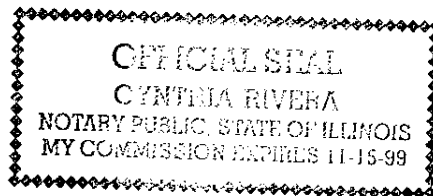
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that **ALEX VAISMANN AND JACOB BLETNITSKY** are personally known to me to be the Managers of the **A & J DEVELOPMENT GROUP, INC.**, corporation, and ARE personally known to me to be the Managers of said corporation, and personally known to me to be the same persons whose name ARE subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Managers, THEY signed, sealed 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 **A & J DEVELOPMENT GROUP, INC.**, of said corporation, as their free and voluntary act, and uses and purposes therein set forth.

Given under my hand and official seal, this 4th day of February 1999

[Handwritten signature: Cynthia Rivera]
Notary Public

Commission Expires:

11-15-99



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99135840

.....
.....
MAIL TO

Barbara Demos
ATTORNEY AT LAW
4746 N. Milwaukee Ave
Chicago, ILLINOIS
60603

SEND TAX BILLS TO

Stuart Johnston
4939 N. WOLCOTT UNIT 1B
CHICAGO, ILLINOIS
60640

Property of Cook County Clerk's Office

LEGAL DESCRIPTION

UNIT 4939 1-B AND P-52 IN THE WOLCOTT VILLAGE OF RAVENSWOOD CONDOMINIUM DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOTS 1 TO 6, ALL TAKEN AS A TRACT, IN EMIL G. SKOGLOND'S LINCOLN ARGYLE SUBDIVISION OF THE NORTH ½ OF BLOCK 1 IN NORTH RAVENSWOOD SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE CHICAGO AND THE NORTHWESTERN RAILROAD RIGHT OF WAY) DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID TRACT, SAID POINT BEING 0 DEGREES EAST A DISTANCE OF 305.00 FEET NORTH OF THE SOUTH WEST CORNER OF SAID LOT 6; THENCE NORTH 90 DEGREES EAST A DISTANCE OF 110.00 FEET; THENCE NORTH 0 DEGREES EAST A DISTANCE OF 260.00 FEET; THENCE NORTH 90 DEGREES WEST A DISTANCE OF 110.00 FEET TO THE WEST LINE OF SAID TRACT THENCE SOUTH 0 DEGREES EAST 260.00 FEET TO THE PLACE OF BEGINNING, IN THE COOK COUNTY OF ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 08040592, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

SUBJECT TO: GENERAL REAL ESTATE TAXES FOR 1998 AND SUBSEQUENT YEARS; PRIVATE, PUBLIC AND UTILITY EASEMENTS; APPLICABLE ZONING AND BUILDING LAWS OR ORDINANCES; ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND RESERVATIONS CONTAINED IN THE DECLARATION, AS AMENDED FROM TIME TO TIME, AND A RESERVATION BY THE GRANTOR TO ITSELF AND ITS SUCCESSORS AND ASSIGNS, FOR THE BENEFIT OF ALL UNIT OWNERS AT THE CONDOMINIUM, OF THE RIGHTS AND EASEMENTS SET FORTH IN THE DECLARATION AS AMENDED FROM TIME TO TIME; PROVISIONS OF THE CONDOMINIUM PROPERTY ACT OF THE STATE OF ILLINOIS AS AMENDED FROM TIME TO TIME; SUCH OTHER MATTERS AS TO WHICH THE TITLE INSURER COMMITS TO INSURE BUYER AGAINST LOSS OR DAMAGE; ACTS OF BUYER; ENCROACHMENTS; COVENANTS, CONDITIONS, RESTRICTIONS, PERMITS, EASEMENTS AND AGREEMENTS OF RECORD.

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, AS AMENDED FROM TIME TO TIME AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME, FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

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THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME, THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

THE TENANT OF UNIT HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

PERMANENT INDEX NUMBER: 14-07-418-001-0000

PROPERTY ADDRESS: 4939 N. WOLCOTT, CHICAGO, IL 60604

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