

WARRANTY DEED
ILLINOIS STATUTORY
(Corporation to Individual)

99277646

1357/0118 30 001 Page 1 of 3 1999-03-23 13:50:32

Cook County Recorder

25.00



THE GRANTOR Residential Realty Development, Inc. a corporation created and existing under and by virtue of the laws of the state of Illinois and doly 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 Directors of said corporation, CONVEY(S) and WARRANT(S) to Sajida Razvi (GRANTEE'S ADDRESS) 1959 Chelmsford, Hoffman Estates, Illinois 60195

of the county of Cook, 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: GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD; BUILDING LINES AND EASEMENTS, IF ANY, SO LONG AS THEY DO NOT INTERFERE WITH THE CURRENT USE AND ENJOYMENT OF THE PROPERTY.

Permanent Real Estate Index Number(s): 11-30-420-009-0000

Address(es) of Real Estate: 7311 . Honore, Unit 1A, 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, this <u>June</u> day of <u>Feoducine</u>, 1959.

Residential Realty Development Inc.

By \_\_\_\_\_\_\_Michael Kakvan

Attest

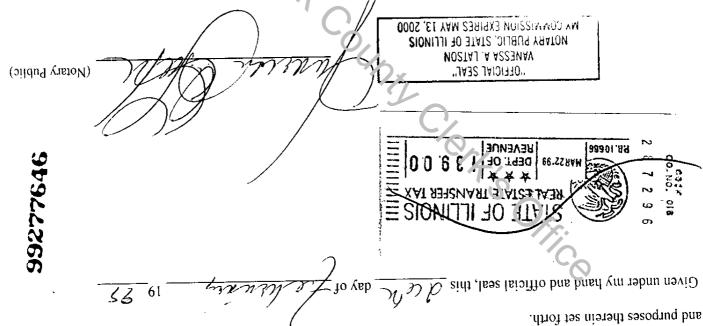
BOX 333-CT

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STATE OF ILLINOIS, COUNTY OF

corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said this day in person and severally acknowledged that as such he signed and delivered the said instrument and caused the known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me Michael Kakvand personally known to me to be the of the Residential Realty Development, Inc., and personally I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that



75pH.o.9 9MA12 REVENUE Cook County

7311 N. Honore, Unit 1A Sajida Razvi Name & Address of Taxpayer: Chicago, Illinois 60626 7311 N. Honore, Unit 1A Sajida Razvi :oT linM

Chicago, Illinois 60622-

1424 W. Division St. Prepared By: Daniel G. Lauer & Assoc., P.C.

Chicago, Illinois 60626

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25152 REVENUE MAR22:99 ¥ REAL ESTATE TRANSAC CITY OF CHICAGO ¥

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Exhibit "A"

Office

## **LEGAL DESCRIPTION**

UNIT 1A IN THE 7311 NORTH HONORE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 15 (EXCEPT THE NORTH 10 FEET) AND ALL OF LOT 16 IN S. ROGER TOUHYS ROGERS AVENUE AND CLAYTON COURT SUBDIVISION OF PART OF BLOCK 1 AS LAID OUT IN TOUHY ADDITION TO ROGERS PARK IN THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (IN BLOCK 3 IN ROGERS PARK) WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER , TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

SUBJECT TO: GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE AT THE TIME OF CLOSING; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD, BUILDING LINES AND EASEMENTS, IF ANY, SO LONG AS THEY DO NOT INTERFERE WITH THE CURRENT USE AND ENJOYMENT OF THE PROPERTY.

(A) THE TENANT OF UNIT 1A 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 FEMANT OF THE UNIT PRIOR TO THE CONVERSION TO THE BUILDING TO A CONDOMINIUM UNIT.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTET, 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 SAID DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN GAID 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 (FEREIN.