

UNOFFICIAL COPY

182200



Chicago Title Insurance Company

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



99277646

PROPERTY OF Cook County Clerk's Office

THE GRANTOR Residential Realty Development, Inc. 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 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

3  
R

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 N. 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 26th day of February, 1999.

Residential Realty Development, Inc.

By Michael Kakvand

Attest

7796784 RB  
NO Abstract

BOX 333-CTI

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CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE  
MAR 22 99  
0752339  
PB.11187  
521.25

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE  
MAR 22 99  
0752338  
PB.11187  
521.25

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
REVENUE STAMP  
MAR 22 99  
PB.11427  
319012  
69.50

Mail To:  
Sajida Kazvi  
7311 N. Honore, Unit 1A  
Chicago, Illinois 60626  
Name & Address of Taxpayer:  
Sajida Kazvi  
7311 N. Honore, Unit 1A  
Chicago, Illinois 60626

Prepared By: Daniel G. Lauer & Assoc., P.C.  
1424 W. Division St.  
Chicago, Illinois 60622-

"OFFICIAL SEAL"  
VANESSA A. LATSON  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES MAY 13, 2000

(Notary Public)

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT. OF REVENUE  
MAR 22 99  
0752339  
PB.10686  
139.00

99277646

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Michael Kakvand personally known to me to be the of the Residential Realty Development, Inc., and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such he 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 his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

STATE OF ILLINOIS, COUNTY OF Cook ss.

Given under my hand and official seal, this 22nd day of February 19 99

Exhibit "A"

**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 TENANT OF THE UNIT PRIOR TO THE CONVERSION TO THE BUILDING TO A CONDOMINIUM UNIT.

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 SAID DECLARATION OF CONDOMINIUM, AFORESAID, 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.