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1999-04-01 10:00:15
Cook County Recorder 23.50

WARRANTY DEED
STATUTORY (ILLINOIS)
(CORPORATION TO INDIVIDUAL)
2020191MTCLaSalle 1/3



THIS AGREEMENT, made this 30th day of March, 1999, between KMA DEVELOPMENT 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, a party of the first part, and Christopher Bogzevitz, 2430 N. Washtenaw Ave., #1, Chicago, Illinois,

(Name and Address of Grantee)

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to the 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:

SEE ATTACHED LEGAL DESCRIPTION Above Space for Recorder's Use Only

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first party, 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 party, their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promises and agree, to and with the party of the second part, their 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.

Address of Real Estate: 5221-25 N. Hoyne, Unit 5221-2/S-3, Chicago, Illinois
P.I.N. 14-07-120-001-0000

SUBJECT TO: Covenants, conditions and restriction of record and General Taxes for 1999 and subsequent years.

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 the day and year first above written.

KMA DEVELOPMENT CORPORATION
An Illinois Corporation

BY:
Joseph L. Dombrowski, President

State of Illinois)
) ss
County of Cook)



I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Joseph L. Dombrowski, personally known to me to the President of said corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such President he signed and delivered the said instrument, 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.

Given under my hand and official seal, this 30th day of March, 1999

Kathleen Burmeister
Notary Public, State of Illinois
Send Correspondence to:
Christopher Bogzevitz
5221-25 N. Hoyne, Unit 5221-2
Chicago, Illinois 60641

This Instrument was prepared by Brown, Uchida & Pomeroy, 9950 N. Lincoln Ave, Chicago, IL.

Mail to:
Steven Rayder
2729 W. Fullerton
Chicago, Illinois 60647

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LEGAL DESCRIPTION

Parcel 1:

UNIT 5221-2 IN 5225 N. HOYNE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIPTION:

LOT 27 IN FARRAGUT HOYNE SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE EAST 299.17 FEET OF THE NORTH 141 FEET OF THE SOUTH 174 FEET THEREOF), IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 99284160, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Parcel 2:

THE EXCLUSIVE RIGHT TO USE STORAGE LOCKER S-3, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 99284160

COMMONLY KNOWN AS: 5221-25 N HOYNE, CHICAGO, IL.

PIN# 14-07-120-001-0000

"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.

"THE 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 UNIT HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

