

UNOFFICIAL COPY

99371407

4450/0148 26 001 Page 1 of 3
1999-04-19 12:03:08
Cook County Recorder 25.50

THIS INSTRUMENT
PREPARED BY:

LLOYD E. GUSSIS
ATTORNEY AT LAW
2524 NORTH LINCOLN
CHICAGO, IL 60614



2021543 10/2
Prompts

WARRANTY DEED

THE GRANTOR, NLA 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 (\$10.00) Dollars, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS AND WARRANTS unto Christine A. Pederson, 55 West Chestnut, Chicago, Illinois, the real estate commonly known as 680 North Green, Unit # 507, Chicago, Illinois, situated in the County of Cook, in the State of Illinois, being hereinafter legally described, TO HAVE AND TO HOLD said premises forever.

3
4

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed and has caused its name to be signed to these resents by its President and attested by its Secretary this 16th day of April, 1999.

ADDRESS: 680 North Green, Unit # 507, Chicago, Illinois

PTIN: 17-08-222-015-0000
17-08-222-019-0000

NLA DEVELOPMENT, INC.

By: [Signature]
President RICHARD FERRO

Attest: [Signature]
Secretary JANICE FERRO

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State, DO HEREBY CERTIFY that Richard Ferro and Janice Ferro, personally known to me to be the President and Secretary respectively of NLA Development, Inc., whose name is subscribed to the foregoing instrument, appeared before me this day in person and

acknowledged that as such President and Secretary, they signed, sealed and delivered the said instrument 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 of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 16th day of April, 1999.

[Signature]

Notary Public

My commission expires _____.



MAIL TO:


CARL MATTEI ATTORNEY
119 N. NW Hwy
PALATINE, IL 60067

SEND TAX BILL TO:

CHRISTINE PEDERSON
680 N. GRISWOLD #507
CHICAGO, IL 60622


City of Chicago
Dept. of Revenue
202072
04/19/1999 10.52 Batch 3747 26

Real Estate
Transfer Stamp
\$948.75




112826
112826
P.B. 11242

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
APR 19 '99
DEPT. OF REVENUE
\$126.50



085005
Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP APR 19 '99
P.B. 11425
\$63.25



PARCEL 1:

Unit # 507 in The Verde Condominiums together with its undivided percentage interest in the Common Elements in The Verde Condominiums as delineated and defined in the Declaration recorded as Document No. 99039353 in Block 10 in Ridgeley's Addition to Chicago in the Northeast 1/4 of Section 8, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois

PARCEL 2:

The exclusive right to use Parking Space P-34, a Limited Common Element, as delineated on the Survey attached to the Declaration aforesaid recorded as Document No. 99039353.

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, 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 the Unit, if any, either waived or failed to exercise the right of first refusal to purchase the Unit or had no right of first refusal to purchase the Unit.