

UNOFFICIAL COPY

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WARRANTY DEED
STATUTORY (ILLINOIS)
(CORPORATION TO INDIVIDUAL)

4483/0190 26 001 Page 1 of 2
1999-04-20 14:38:24
Cook County Recorder 23.50

2020194 MTC DAS Ref 3

THIS AGREEMENT, made this 16th day of April, 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 Patrick D.
Kosnick, 901 W. Cornelia, 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 5221-3/S-4, 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: *[Signature]*
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 16th day of April, 1999

[Signature]
Notary Public

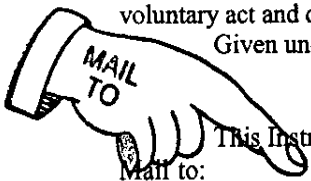
"OFFICIAL SEAL"

Kathleen Burmeister

Notary Public, State of Illinois

My Commission Expires: 1-14-01

This instrument was prepared by Brown, Udell & Pomerantz, 2950 N. Lincoln Ave, Chicago, IL
Send subsequent tax bills to:
Patrick D. Kosnick
5221-25 N. Hoyne, Unit 5221-3
Chicago, Illinois 60641



Mail to:
James Stepanek
7235 W. 103rd Street
Palos Hills, Illinois 60465

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M

LEGAL DESCRIPTION

Parcel 1:

UNIT 5221-3 IN 5225 N. HOYNE CONDOMINIUM 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-4, 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.

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STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

APR 20 1999 DEPT. OF REVENUE 103.00

P.B. 10760

0 8 6 1 6 2

Cook County
REAL ESTATE TRANSACTION TAX

REVENUE STAMP APR 20 1999 P.B. 11425 51.50

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
202181 \$772.50
20/20/1999 11:45 Batch 7257 47