

UNOFFICIAL COPY

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1999-04-22 10:30:21
Cook County Recorder 25.00



99386394



Chicago Title Insurance Company

WARRANTY DEED
ILLINOIS STATUTORY
(Corporation to Individual)

2802424D8

PROPERTY OF COOK COUNTY CLERK'S OFFICE

THE GRANTOR Residential Realty Dev. Company, 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

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:

Permanent Real Estate Index Number(s): 11-30-414-017-0000
Address(es) of Real Estate: 1600 W. Jarvis, Unit 3A, Chicago, Illinois 60626

In Witness Whereof, said Grantor has caused its corporate seal to be hereeto affixed, and has caused its name to be signed to these presents by its, this 12th day of MARCH, 1999.

Residential Realty Dev. Company, Inc.

By Michael Sakvand

BOX 333

Attest

Case B Policy

COOK CO. NO. 016
288288



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
APR 20 '99
DEPT. OF REVENUE
148.00

136015

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP
APR 20 '99
p.a. 11424
74.00

UNOFFICIAL COPY

Mail To: Sajida Razvi
1600 W. Jarvis, Unit 3A
Chicago, Illinois 60626
Sajida Razvi
1600 W. Jarvis, Unit 3A
Chicago, Illinois 60626
Name & Address of Taxpayer:

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

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
APR-099
PB.1153
111.00

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
APR-099
PB.1153
999.00

OFFICIAL SEAL
CLORA B. MILLER
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES MAY 26, 2000

[Signature]
(Notary Public)

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 Dev. Company, 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.

Given under my hand and official seal, this 19th day of March, 1999

STATE OF ILLINOIS, COUNTY OF Clark
SS. *[Signature]*

Property of Cook County Clerk

Exhibit "A"

LEGAL DESCRIPTION

UNIT 3A IN THE 1600 WEST JARVIS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 20 IN BLOCK 2 IN F. H. DOLAND'S SUBDIVISION OF THE EAST 414.5 FEET OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN AND THE WEST 175 FEET OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF THE CHICAGO EVANSTON AND LAKE SUPERIOR RAILROAD, AND THE INDIAN BOUNDARY LINE, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 9923 0177, 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 3A 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.

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