

UNOFFICIAL COPY

00424969

3/7/02 5 32 001 Page 1 of 3
2000-06-09 14:26:28
Cook County Recorder 25.50

WARRANTY DEED

2026993 MKC ~~AKC~~ ① CAR
THIS AGREEMENT, made this 26th day of May, 2000, between Dakin Court L.L.C., an Illinois Limited Liability Company, 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, Grantor, and Charles C. Carpenter & Lisa L. Raber, not as Tenants in Common, but as Joint Tenants with right of survivorship, of Chicago, Illinois, Grantees, WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantees, the receipt whereof is hereby acknowledged, and pursuant to authority of the Members of said company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantees, and to the Grantees' 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:



00424969

SEE EXHIBIT "A" LEGAL DESCRIPTION ATTACHED
HERETO AND MADE A PART HEREOF

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 Grantor, 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 Grantees, the Grantees' heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantees, and the Grantees' 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 encumbered 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, subject to those matters stated on Exhibit "A" attached hereto and made a part hereof.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its duly authorized member, the day and year first above written.

DAKIN COURT, L.L.C.,
an Illinois Limited Liability Company

STATE OF ILLINOIS)
COUNTY OF COOK)

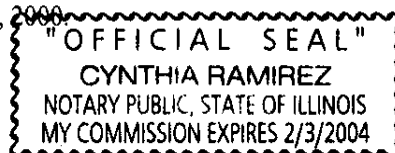
By: *Daniel Tina*
Daniel Tina, Manager

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I, the undersigned, a Notary Public in and for the said County, in the State, aforesaid, DO HEREBY CERTIFY that DANIEL TINA is personally known to me to be the Manager of DAKIN COURT, L.L.C., an Illinois Limited Liability Company, and whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument pursuant to authority given by the Members of said company as his free and voluntary act and as the free and voluntary act and deed of said corporation, for the uses and purposes set forth.

Given under my hand and notarial seal this 26th day of May, 2000.

Cynthia Ramirez
Notary Public



This instrument prepared by: Robert W. Matanky, Esq., Kreisler and Matanky, 1332 N. Halsted St., Ste. 300, Chicago, IL 60622

After recording, return to: Lawrence M. Lusk, 300 N. State St, Suite #5908
Chicago, IL 60610

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City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
227928 \$1,425.00
06/09/2010 12:08 Batch 05083 23



STATE OF ILLINOIS

STATE TAX



JUN-9-00

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

000027053

REAL ESTATE
TRANSFER TAX

00190.00

FP326660

REAL ESTATE
TRANSFER TAX
00095.00
FP326670

000027053

COOK COUNTY
REAL ESTATE TRANSACTION TAX
REVENUE STAMP
JUN-9-00



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EXHIBIT "A"
LEGAL DESCRIPTION

00424969

UNIT 301 IN DAKIN COURT CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 AND 2 AND THE WEST 17 FEET OF LOT 3 IN GILBERT M. WEEK'S SUBDIVISION OF BLOCK 3 IN LAFLIN, SMITH & DYER'S SUBDIVISION OF THE NORTHEAST 1/4 (EXCEPT 1.28 ACRES IN THE NORTHEAST CORNER THEREOF) OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 09356460, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS. Part of

commonly known as: 1050 W. Dakin Street, Unit 301, Chicago, IL 60613

Part of Permanent Index No.: 14-20-201-012-0000

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEES, AND GRANTEES' 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;

GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE;

LIMITATIONS AND CONDITIONS IMPOSED BY THE ILLINOIS CONDOMINIUM PROPERTY ACT;

LEASES AND LICENSES AFFECTING THE COMMON ELEMENTS, OR PORTIONS THEREOF, IF ANY; AND,

COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD, ENCROACHMENTS, ~~BUILDING LINE RESTRICTIONS~~ AND ANY VIOLATIONS THEREOF AND USE OR OCCUPANCY RESTRICTIONS, ^{insert ①} which will not be violated by the proposed use of the improvements as a condominium residence and do not contain a reverter.

THE UNIT IS NOT OCCUPIED BY ANY TENANT, AND THE PRIOR TENANT, IF ANY, WAIVED OR FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

① "which are not violated by the use of the proposed improvements as a condominium residence."