

UNOFFICIAL COPY

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2000-07-17 14:04:43

Cook County Recorder 27.50

WARRANTY DEED

359814

Statutory (ILLINOIS)
(Corporation to Individual)



00532006

THE GRANTOR:

CHAMBERS CONSTRUCTION INC.

a corporation created and existing under any 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 the sum of ten and no/100 DOLLARS in hand paid, and pursuant to authority given by the Board of Directors of said corporation CONVEYS and WARRANTS unto:

**CHRISTOPHER J. WEPER
AND ESTELA WEBER
Husband And Wife
of 4104 N. Kenmore, Apt 3N
Chicago, IL**

not at Joint Tenants or as Tenants in Common, but as **TENANTS BY THE ENTIRETY** the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

(SEE ATTACHED LEGAL DESCRIPTION)

hereby releasing and transferring all rights under and by nature of the Homestead Exemption Laws of the State of Illinois. **TO HAVE AND TO HOLD** said premises as husband and wife, not as Joint Tenants or Tenants in Common but as **TENANTS BY THE ENTIRETY** forever.

SUBJECT TO: (a) general real estate taxes for the current year not then due and for subsequent years, including taxes which may accrue by reason of new or additional improvements during the year of Closing; (b) special taxes or assessments for improvements not yet completed; (c) easements, covenants, restrictions, agreements, conditions and building lines of record and party wall rights; (d) the Act; (e) the Plat; (f) terms, provisions and conditions of the Condominium Documents, including all amendments and exhibits thereto; (g) applicable zoning and building laws and ordinances; (h) easements, roads and highways, if any; (j) unrecorded public utility easements, if any; (i) Grantee's mortgage, if any; (k) plats of dedication and plats of subdivision and covenants thereon; (l) acts done or suffered by or judgments against Grantee, or anyone claiming under Grantee; (m) liens and other matters of title over which the Title Company, is willing to insure without cost to Grantee. 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.

TICOR TITLE INSURANCE

Permanent Real Estate Index Number: 14-20-103-078-0000

Address of Real Estate: 1350 W. Byron, Unit A-3, Chicago, IL 60613

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, and attested by its Secretary, this ___th day of May, 2000.

CHAMBERS CONSTRUCTION INC.

By: [Signature]
DAN CHAMBERS, PRESIDENT

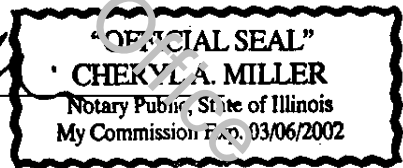
ATTEST:

[Signature]
GLORIA CHAMBERS, SECRETARY

State of Illinois, County of Cook, I, the undersigned a Notary Public in and for said County, of the State aforesaid, **DO HEREBY CERTIFY THAT, DAN CHAMBERS** personally known to me to be the President of Chambers Construction Inc. and **GLORIA CHAMBERS** personally known to me to be the Secretary of said corporation and, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such President and Secretary, they signed, sealed and delivered the said instrument as President and Secretary of said corporation, 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 their 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 21st day of June, 2000. My Commission expires 3/06/2002.

[Signature]
Notary Public



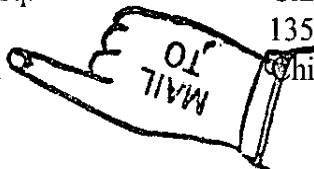
This instrument was prepared by Roger J. Hymen, 500 Skokie Blvd., Suite 530, Northbrook, IL 60062

Mail To:

Send Subsequent Tax Bills to:

Thomas O. Elliott, Esq.
625 W. Madison
Chicago, IL 60661

Christopher J. Weber
1350 W. Byron, Unit A-3
Chicago, IL 60613



STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 ★★★
 JUL 7'00 DEPT. OF REVENUE
 458.00

Cook County
 REAL ESTATE TRANSACTION TAX
 REVENUE STAMP JUL 17'00
 P.O. 11439
 225.00

CITY OF CHICAGO
 REAL ESTATE TRANSACTION TAX
 DEPT. OF REVENUE JUL 17'00
 675.88

CITY OF CHICAGO
 REAL ESTATE TRANSACTION TAX
 DEPT. OF REVENUE JUL 17'00
 900.00

CITY OF CHICAGO
 REAL ESTATE TRANSACTION TAX
 DEPT. OF REVENUE JUL 17'00
 900.00

CITY OF CHICAGO
 REAL ESTATE TRANSACTION TAX
 DEPT. OF REVENUE JUL 17'00
 900.00

Cook County Clerk's Office

ORDER NO.: 2000 000359814 SC

SCHEDULE A (CONTINUED)

5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

PARCEL I:

UNIT A-3 IN THE SOUTHPORT COMMONS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 26, 27, 28 AND 29 IN NEWMANS HIGH SCHOOL ADDITION, BEING A SUBDIVISION OF THE SOUTH 149.1 FEET OF THE NORTH 662.1 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, WEST OF CLARK STREET, OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 10, 2000 AS DOCUMENT NUMBER 00332015, TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

PARCEL II:

THE EXCLUSIVE RIGHT TO USE OF PARKING SPACE - AND ROOF RIGHTS - EXTERIOR ___, GARDEN __ AND ENTRYWAY __, AS LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT "C" TO THE AFORESAID DECLARATION AS AMENDED FROM TIME TO TIME.

NOTE: THE LEGAL DESCRIPTION AS NOTED ABOVE AND PART OF SCHEDULE A IS ONLY FOR CONVENIENCE PURPOSES IN THAT THE DECLARATION OF CONDOMINIUM HAS NOT BEEN RECORDED. THE LEGAL DESCRIPTION IS SUBJECT TO CHANGE, IF NECESSARY, PENDING RECORDATION OF THE AFORESAID.