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MTC (1)

UNOFFICIAL COPY

WARRANTY DEED

00533066

4718/0032 32 001 Page 1 of 2
2000-07-18 11:15:44
Cook County Recorder 23.50



00533066

THIS AGREEMENT, made this 10th day of July, 2000, between Kenmore 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 Jeffrey D Hyde and Evgeniya V Hyde, husband and wife, 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:

*not as tenants in common, nor as joint tenants but as **TENANTS BY THE ENTIRETY**
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 any wise 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, 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.

STATE OF ILLINOIS)
COUNTY OF COOK)

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

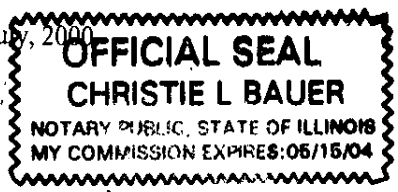
By: [Signature]
Daniel Tina, Manager

ZM

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 KENMORE 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.

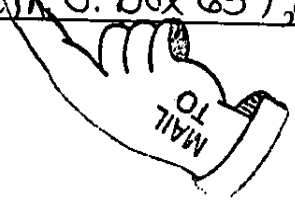
Given under my hand and notarial seal this 10th day of July, 2000

Christie L Bauer
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: Karen Patterson, P.O. Box 657, Glenview IL 60025



UNOFFICIAL COPY

City of Chicago
Dept. of Revenue
230790



Real Estate
Transfer Stamp
\$1,110.00

EXHIBIT "A" 07/18/2000 10:13 Batch 07255 14
LEGAL DESCRIPTION

UNIT 6B IN KENMORE COURT CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

00533066

LOT 3 IN BLOCK 8 IN COCHRAN'S ADDITION TO EDGEWATER, A SUBDIVISION OF THE SOUTH 1,946 FEET OF THE WEST 1,320 FEET OF THE EAST FRACTIONAL HALF OF SECTION 5, 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 00514975, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

commonly known as: 5646 N. Kenmore, Unit 6B, Chicago, IL 60660

Part of Permanent Index No.: 14-05-409-010-0000

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, AND GRANTEE'S 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.

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

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 00003002 0000000	REAL ESTATE TRANSFER TAX
	JUL. 18.00		00074.00
	REVENUE STAMP		FP326670

STATE TAX	STATE OF ILLINOIS REAL ESTATE TRANSFER TAX	# 0000015263 0000000	REAL ESTATE TRANSFER TAX
	JUL. 18.00		00148.00
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP326669