

UNOFFICIAL COPY

00634110

2000-08-17 15:05:56
Cook County Recorder 25.50



WARRANTY DEED
CORPORATION GRANTOR

① 2026208 nrc ~~774~~ (412)

The Grantor, **R & R DEVELOPERS, INC.,** an Illinois 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 and No/100 Dollars (\$10.00) and

other good and valuable consideration in hand paid, and pursuant to the authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to **RICHARD J. GLAISNER, JR., 741 MARSHALL DRIVE, TAMPA, FL 33602**, the following described real estate situated in the County of Cook and State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION RIDER FOR DEED

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **TO HAVE AND TO HOLD** said premises.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed by these presents by its President and attested by its President, this 1st day of June, 2000.

PIN: 14-20-108-006-0000/14-20-108-007-0000

COMMONLY KNOWN AS: 3843 N. SOUTHPORT, UNIT 1N, CHICAGO, IL 60613

City of Chicago
Dept. of Revenue
233102
18/17/2000 13:16 Batch 03527 35
Real Estate Transfer Stamp
\$3,517.50



R & R DEVELOPERS, INC.,
an Illinois corporation

By: Thomas Romano
THOMAS ROMANO, President

This Instrument Prepared By:

HAL A. LIPSHUTZ
1120 W. Belmont Ave.
Chicago, IL 60657-3313

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
AUG. 17.00
REVENUE STAMP

0000033220

REAL ESTATE
TRANSFER TAX
00234.50
FP326670

STATE TAX
STATE OF ILLINOIS
AUG. 17.00
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000016962

REAL ESTATE
TRANSFER TAX
00469.00
FP326669

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Send subsequent tax bills to:

RICHARD J. GLAISNER, JR
3843 N. SOUTHPORT, #1N
CHICAGO, IL 60613



MAIL TO:

DANIEL F. HOFSTETTER

1701 E. LAKE, GLENVIEW, IL 60025



STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

00214110

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that **THOMAS ROMANO, PRESIDENT OF R & R DEVELOPERS, INC., an Illinois corporation**, personally known to me to the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered such instrument as his own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal, this 1st day of June, 2000.



Notary Public

My commission expires:

9/24/00



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LEGAL DESCRIPTION RIDER FOR DEED

PARCEL 1: UNIT 1N IN THE 3843 N. SOUTHPORT CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 34 AND 35 IN BLOCK 4 IN TALBOT'S SUBDIVISION OF BLOCKS 3 AND 4 IN EDSON'S SUBDIVISION OF THE EAST ½ OF THE NORTHWEST ¼ 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 00363858, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

PARCEL 2: (00363858) THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-1N, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 00363858.

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.

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.

THIS DEED IS ALSO SUBJECT TO THE FOLLOWING, IF ANY: (A) GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING; (B) APPLICABLE ZONING, BUILDING LAWS AND ORDINANCES; (C) THE LIMITATIONS AND CONDITIONS IMPOSED BY THE ACT; (D) THE LIMITATIONS AND CONDITIONS IMPOSED BY THE MUNICIPAL CODE OF CHICAGO; (E) THE CONDOMINIUM DOCUMENTS INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO; (F) COVENANTS, CONDITIONS, DECLARATIONS, RESTRICTIONS AND BUILDING LINES OF RECORD; (G) ACTS DONE OR SUFFERED BY PURCHASER OR ANYONE CLAIMING BY, THROUGH OR UNDER PURCHASER; (H) ENCROACHMENTS, IF ANY, AS SHOWN ON THE PLAT OF SURVEY TO BE ATTACHED AS EXHIBIT "D" TO THE DECLARATION; (I) PUBLIC UTILITY EASEMENTS; (J) INSTALLMENTS DUE AFTER CLOSING FOR ASSESSMENTS LEVIED PURSUANT TO THE DECLARATION; (K) PRIVATE EASEMENTS; AND (L) MATTERS OVER WHICH THE TITLE COMPANY HAS AGREED TO INSURE.

GRANTOR CERTIFIES THAT NOTICE OF INTENT AS REQUIRED BY SECTION 30 OF THE ILLINOIS CONDOMINIUM PROPERTY ACT WAS NOT SERVED AS THIS REAL PROPERTY WAS IMPROVED WITH NEWLY CONSTRUCTED BUILDINGS.

PIN: 14-20-108-006-0000
14-20-108-007-0000

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