

UNOFFICIAL COPY

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2000-08-21 12:36:03
Cook County Recorder 47.00

This instrument drafted by:
Alan O. Amos
Alan O. Amos & Associates, P.C.
Suite 2100
3 First National Plaza
Chicago, IL 60602



WARRANTY DEED

This indenture, made June 23, 2000 between 2929 N. Western Ave., L.L.C., an Illinois limited liability company ("Grantor") and Lemire Schmeclar ("Grantee") whose address is: 2911 N. Western Avenue, Chicago, IL 60618, Unit 305 and P 38

Witnesseth, that the Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration the receipt of which is acknowledged, does hereby grant, sell, convey and warrant unto the Grantee, the following described real estate, situated in the City of Chicago, Cook County, Illinois to wit:

Parcel 1:

UNIT 305 IN THE RIVER WALK LOFTS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:
CERTAIN PARTS OF LOTS IN BLOCK 9, IN CLYBOURN AVENUE ADDITION TO LAKEVIEW AND CHICAGO, IN SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN
WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00170100, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN THE COOK COUNTY, ILLINOIS.

Parcel 2: THE EXCLUSIVE RIGHT TO THE USE OF P-38, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 00170100.

Parcel 3: A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS, USE AND ENJOYMENT UPON THE PROPERTY AS DEFINED, DESCRIBED AND DECLARED IN THE DECLARATION OF EASEMENTS AND COVENANTS RECORDED AS DOCUMENT NUMBER 00170099.

Grantor also hereby grants to the Grantee, and the successors and assigns of Grantee, 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 of Condominium for the benefit of the remaining property described therein.

Property of Cook County Clerk's Office

COOK
CO. NO. 018

2825



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

AUG 21 '00

DEPT. OF
REVENUE

141.50

P.B. 10776

Cook County

REAL ESTATE TRANSACTION TAX

REVENUE
STAMP AUG 21 '00
P.B. 11427



70.75

132129
★
★
★
★

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX

DEPT. OF
REVENUE AUG 21 '00
P.B. 11193



300.00

132130
★
★
★
★

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX

DEPT. OF
REVENUE AUG 21 '00
P.B. 11193



161.25

This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration of Condominium the same as though the provisions of said Declaration were recited and stipulated at length herein.

Commonly known as 2911 N. Western Avenue, Chicago, Illinois. Permanent Index Numbers: 14-30-116-010 and 14-30-116-019 .

To Have And To Hold the same unto the Grantee as aforesaid and to the proper use, benefit and behoof of the Grantee forever.

No tenant of the Unit had a right of first refusal to purchase the Unit.

In Witness Whereof, the Grantor has executed this Deed as of the date first above written.

2929 N. Western Ave., L.L.C.
an Illinois limited liability
company

By: Rezmar Corporation, an Illinois
corporation, its manager

By: Steven L. Mandell
Its Assistant Secretary

State of Illinois)
) ss
County of Cook)

The undersigned, a Notary Public in and for said County in the State aforesaid, Does Hereby Certify that Steven L. Mandell, Assistant Secretary of Rezmar Corporation, the manager of Grantor, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such president appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act, and as the free and voluntary act of Rezmar Corporation, as manager, for the uses and purposes therein set forth;



Done under my hand and Notarial Seal, June 23 rd, 2000.

Sonia Soto
Notary Public

Upon recordation, return to:
RONALD W KATZ
422 N. Northwest Hwy #100
Park Ridge IL 60068