NOFFICIAL CO National Title 2000-08-25 08:35:49 Cook County Recorder

WARRANTY DEED

STATUTORY (ILLINOIS) LIMITED LIABILITY COMPANY TO INDIVIDUAL



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GRANTOR, Bryn Mawr & Kostner L.L.C., an Illinois limited liability company, for and in consideration of the sum of TEN and 00/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, CONVEYS AND WARRANTS TO

DENNIS MARKHAM STIFFLER and CANDY SALINAS STIFFLER of 47 W. POLK STREET, #113, CHICAGO, IL 60605

as husband and wife, not in Joint Tenants or 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 LEGAL DESCRIPTION SET FORTH IN FAHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.)

SUBJECT TO THE MATTERS SET FORTH IN EXHIBIT A ATTACHED HERETO.

Permanent Real Estate Index Number(s):

13-10-203-016

5423 N. KILDARE AVENUE. Chicago, IL 60630 Address of Real Estate:

In Witness Whereof, said Grantor has executed this Deed this 24th day of August, 2000. Office

Bryn Mawr & Kostner L.L.C., an Illinois limited liability company

By: Sauganash Woods Corporation,

an [1] inoi corporation, a Manager

esident

Attest:

Kathleen LaMantia, Assistant Secretary

60057314

UNOFFICIAL COPY

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Tom Small, personally known to me to be the President, and Kathleen LaMantia, personally known to me to be the Assistant Secretary, of Sauganash Woods 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 said President and Assistant Secretary, respectively, they signed and delivered the said instrument 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, as a manager of Bryn Mawr & Kostner L.L.C., for the uses and purposes therein set forth.

Given under my hand and official seal, on August 24, 2000.

IMPRESS

NOTARIAL SEAL

HERE

OFFICIAL SEAL EVE SAFARIK

NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES:08/30/02

My Commission Expires

Sur Dajardu Notary Publid

This instrument was prepared by Gary Scott Salpe Fsq., 980 N. Michigan Avenue, Suite 1280, Chicago, Illinois 60601.

Mail to: JUSEPH FRANK MILITU, ESG.

732 W. FULLERTON PKWY.

CHICAGO, DG. (DG) 14

Send subsequent Tax Bill To:

DENNIS STIFFLER 5423 N. KILDARE AVE

HICAGO TL. (00630

UNOFFICIAL COPY

EXHIBIT A LEGAL DESCRIPTION

LOT 33 IN SAUGANASH WOODS PHASE 1, BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 8, 1997 AS DOCUMENT NO. 97749784 IN COOK COUNTY, ILLINOIS.

THIS DEED IS SUBJECT TO REAL ESTATE TAXES NOT YET DUE AND PAYABLE; ZONING AND BUILDING LAVS OR ORDINANCES; COVENANTS, CONDITIONS, RESTRICTIONS AND UTILITY EASEMENTS OF RECORD, PROVIDED THE REAL ESTATE IMPROVEMENTS DO NOT VIOLATE OR ENCROACH THEREON; DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR THE RESIDENCES OF SAUGANASH HOMEOWNERS ASSOCIATION, AS AMENDED FROM TIME TO FIME; CROSS-UTILITY EASEMENTS WITH ADJACENT SINGLE FAMILY HOMES ACROSS THE REAR OF THE BACKYARD OF THE REAL ESTATE FOR UTILITY INSTALLATION, MAINTENANCE, SERVICE AND REPAIR; RIGHTS OF COMMONWEALTH EDISON, AMERITECH, PEOPLES GAS AND OTHER UTILITY AND CABLE COMPANIES IN THE REAR FIFILEN (15) FEET OF THE BACKYARD OF THE REAL ESTATE FOR THE INSTALLATION, MAINTENANCE AND REPAIR OF SUCH SERVICES, PROVIDED THE REAL ESTATE IMPROVEMENTS DO NOT VIOLATE OR ENCROACH THEREON; RIGHTS OF UTILITIES IN VACATED STREETS AND ALLEYS FOR MAINTENANCE; RESTRICTIONS SET FORTH ON THE PLAT OF SUBDIVISION FOR THE RESIDENCES OF SAUGANASH; ACTS DONE OR SUFFERED BY OR JUDGMENTS AGAINST GRANTEE; AND SUCH OTHER MATTERS WHICH THE TITLE INSURER COMMITS TO INSURE GRANTEE AGAINST LOSS OR DAMAGE.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN THE AFORESAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.



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