

Near North
National Title

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00657314

0021/0006 32 001 Page 1 of 3
2000-08-25 08:35:49
Cook County Recorder 25.50

WARRANTY DEED

STATUTORY (ILLINOIS)
LIMITED LIABILITY COMPANY
TO INDIVIDUAL



00657314

N0001333 10f3 A

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 ~~MARIAM~~ 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 EXHIBIT 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

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

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

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

By: Sauganash Woods Corporation,
an Illinois corporation, a Manager

By: Tom Small
Tom Small, President

Attest: Kathleen LaMantia
Kathleen LaMantia, Assistant Secretary

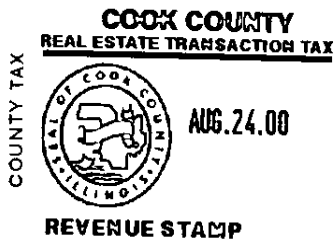
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EXHIBIT A LEGAL DESCRIPTION

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.

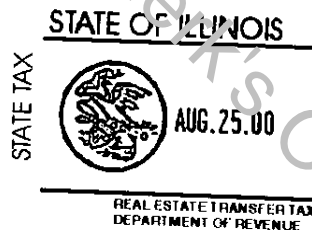
THIS DEED IS SUBJECT TO REAL ESTATE TAXES NOT YET DUE AND PAYABLE; ZONING AND BUILDING LAWS OR ORDINANCES; COVENANTS, CONDITIONS, RESTRICTIONS AND UTILITY EASEMENTS OF RECORD, PROVIDED THE REAL ESTATE IMPROVEMENTS DO NOT VIOLATE OR ENCROACH THEREON; DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR THE RESIDENCES OF SAUGANASH HOMEOWNERS ASSOCIATION, AS AMENDED FROM TIME TO TIME; 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 FIFTEEN (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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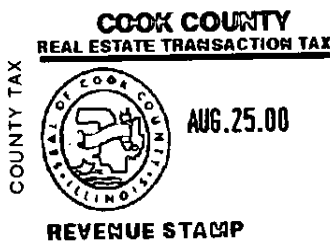
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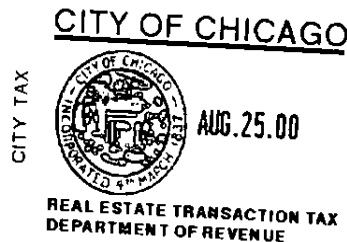
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