



00693254

WARRANTY DEED

THE GRANTOR

GVP HAWTHORNE, L.P., an Illinois limited partnership

(The Above Space For Recorder's Use Only)

of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN AND NO/100ths DOLLARS (\$10.00), in hand paid, CONVEY and WARRANT to

STEPHEN M. CRUMBAUGH
838 West Diversey Parkway, Unit 2W
Chicago, Illinois 60614

the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit: (see next page for legal description) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: See Exhibit A attached hereto and made a part hereof.

Permanent Real Estate Index Number(s): 14-20-416-004-0000 and 14-20-416-005-0000

Address(es) of Real Estate: Unit 2N, 3351 North Seminary Avenue, Chicago, Illinois 60657

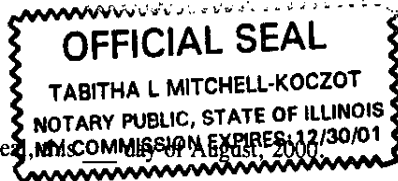
DATED this 31st day of August, 2000

GVP HAWTHORNE, L.P., an Illinois limited partnership

By: GVP HOLDINGS III, INC., an Illinois corporation, as General Partner

By: Marvin Grahn
Marvin Grahn, President

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Marvin Grahn, personally known to me to be the President of GVP Holdings III, Inc., an Illinois corporation, the general partner of GVP HAWTHORNE, L.P., an Illinois limited partnership, personally known to me to be the same person whose name is subscribed to the foregoing instrument pursuant to the authority given by the Board of Directors of said corporation, as its free and voluntary act, and as the free and voluntary act and deed of said corporation for the uses and purposes set forth.



Impress Seal Here

Given under my hand and official seal

Tabitha L. Mitchell-Koczot
NOTARY PUBLIC

This instrument was prepared by: Tabitha L. Mitchell, Schwartz, Cooper, Greenberger & Krauss, Chtd., 180 N. LaSalle Street, Suite 2700 Chicago, Illinois 60601

186883 JB
No. 186883 JB

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Legal Description

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of premises commonly known as:

UNIT 2N IN THE 3351 NORTH SEMINARY CONDOMINIUM AS DELINEATED ON AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OR REAL ESTATE:

LOT 4, LOT 5 AND THE NORTH ½ OF LOT 6 IN BLOCK 3 IN BAXTER'S SUBDIVISION OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 9, 2000 AS DOCUMENT NUMBER 00170302, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NUMBER G-2 AND STORAGE SPACE NUMBER 5, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT NUMBER 00170302.

Initial Transfer Language:

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, 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.

MAIL
TO:

{ Dorothy M. Culhane
Attorney-at-Law
1 West Superior Street, Suite 3812
Chicago, Illinois 60610 }

SEND SUBSEQUENT TAX BILLS TO:

Mr. Stephen M. Crumbaugh
3351 North Seminary Avenue, Unit 2N
Chicago, Illinois 60657

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EXHIBIT A

SUBJECT TO:

(i) general real estate taxes for the year 2000 which are not yet due and payable; (ii) covenants, conditions and restrictions of record not violated by existing improvements or their present use thereof which do not interfere with the use and enjoyment of the premises as a condominium residence; (iii) the Declaration, as amended from time to time; (viii) public and utility easements which do not underlie the existing improvements (except sidewalks and driveways) and which do not interfere with the use and enjoyment of the premises as a condominium residence; (ix) limitations and conditions imposed by the Illinois Condominium Act; (x) installments due after Closing for assessments levied pursuant to the Declaration; and (xi) acts done or suffered by Purchaser.

R:\42286\99023\Seminary\Unit 2\Warranty Deed.wpd 8/24/00

COOK
CO. NO. 018
1 2 8 8 3 6



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

PB. 10776 SEP-5'00
DEPT. OF REVENUE 430.00

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★
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★
★
1 3 2 6 7 2

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX

DEPT. OF REVENUE SEP-5'00
PB. 11193 806.25

3 3 5 6 7 8

Cook County
REAL ESTATE TRANSACTION TAX

REVENUE
STAMP SEP-5'00
PB. 11427



215.00

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1 3 2 6 6 9

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX

DEPT. OF REVENUE SEP-5'00
PB. 11193 806.25

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1 3 2 6 7 0

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX

DEPT. OF REVENUE SEP-5'00
PB. 11193



806.25

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1 3 2 6 7 1

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX

DEPT. OF REVENUE SEP-5'00
PB. 11193 806.25