## UNOFFICIAL COPPOITE 328 001 Page 1 of 2000-09-08 10:32:12

Cook County Recorder

WARRANTY DEED

STATUTORY (ILLINOIS) LIMITED LIABILITY COMPANY TO INDIVIDUAL



GRANTOR, Bryn Mavr & 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

MICHAEL #. WEST and ANDREA K. WEST of 7011 W. TOUHY, #509, NILES, IL 60714

as husband and wife, not as Joint Tenants or Tenants in Common but as TENANTS BY THE ENTIRETY, the fcllowing 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):

13-10-203-053

5546 N. LOWELL AVENUE, Chicago, IL Address of Real Estate:

In Witness Whereof, said Grantor has executed this Dred this 22nd day of Orrica May, 2000.

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

By: Sauganas

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By:

N0000876 OBC

Gary

Attest:

Kathleen LaMantia, Assistant Secretary

## UNOFFICIAL COPY

State of Illinois ) )SS County of Cook )

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Gary Scott Saipe, personally known to me to be the Vice 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 Vice President and Assistant Secretary, respectively, they signed and delivered the said instrument pursuant to authority giver 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 May 22, 2000.

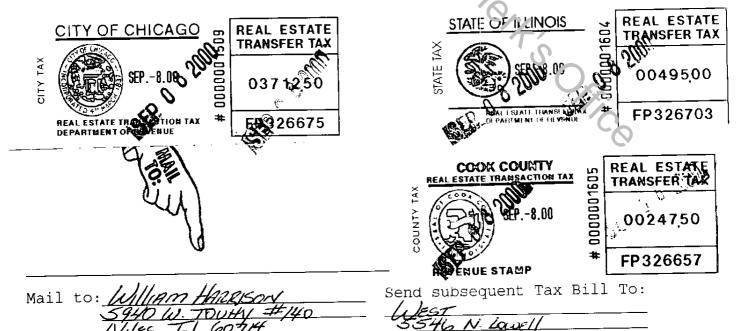
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OFFICIAL SEAL
EVE SAFARIK

NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES:00/30/02 Que Aganh Notary Public

My Commission Expires

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



PhicaGO I160630

## EXHIBIT A LEGAL DESCRIPTION

LOT 69 IN SAUGANASH WOODS PHASE 2 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 APRIL 17, 1998 AS DOCUMENT NO. 98308418 IN COOK COUNTY, ILLINOIS.

THIS DEED IS SUBJECT TO REAL ESTATE TAXES NOT YET DUE AND PAYABLE; ZONING AND BUILDING LAMS OR ORDINANCES; COVENANTS, CONDITIONS, RESTRICTIONS AND UTILITY EASEMANTS 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 AFORESAIL DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.