

UNOFFICIAL COPY

00702230

5777008 05 001 Page 1 of 3  
2000-09-11 12:17:31  
Cook County Recorder 25.00

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 15, 2000 between 2929 N. Western Ave., L.L.C., an Illinois limited liability company ("Grantor") and Nancy C. Chapman ("Grantee") whose address is: 2911 N. Western Avenue, Chicago, IL 60618, Unit 507 and P 72

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 507 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-72, 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.

1 of 1  
No Absentee  
PDR  
7876665  
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Property of Cook County Clerk's Office

COOK  
CO. NO. 018

308880



STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX

SEP-8'00 DEPT. OF REVENUE 215.00

P.B. 10686

336050

Cook County

REAL ESTATE TRANSACTION TAX

REVENUE  
STAMP SEP-8'00  
P.B. 11427



107.50

★  
★  
★  
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095089

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX

DEPT. OF  
REVENUE SEP-8'00  
P.B. 11187



900.00

★  
★  
★  
★  
095030

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX

DEPT. OF  
REVENUE SEP-8'00  
P.B. 11187



712.50

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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, <sup>UNIT 507 and P-12</sup> 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

TAX BILL:

NANLY CHAPMAN  
2911 N. WESTERN AVE.  
SUITE 507  
CHICAGO IL 60618

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;



Given under my hand and Notarial Seal, June 15<sup>th</sup>, 2000.

Sonia Soto  
Notary Public

Upon recordation, return to:

MAIL TO:

JOHN S. SAWIN  
CHAET KAPLAN + SAWIN, P.C.  
100 N. LaSalle #1910  
CHICAGO IL 60602