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6342/0121 32 001 Page 1 of 3
2000-10-20 15:54:23
Cook County Recorder 25.50



WARRANTY DEED

CORPORATION GRANTOR

MTC 20280741412
The Grantor, **HENEGHAN**

HOME DEVELOPMENT CORPORATION, an Illinois corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of Ten and No/100 Dollars (\$10.00)

and other good and valuable consideration in hand paid, and pursuant to the authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to **ERIC P. ROVERUD AND PATRICIA Z. ROVERUD of 2860 N. Orchard, #404, Chicago, IL 60657**, County of Cook, State of Illinois, as husband and wife, not as 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 ATTACHED LEGAL DESCRIPTION RIDER FOR DEED

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **TO HAVE AND TO HOLD** said premises as husband and wife, not as Joint Tenants or Tenants in Common but as **TENANTS BY THE ENTIRETY**, forever.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed by these presents by its President and attested by its President, this 26th day of September, 2000.

PIN: 14-20-419-058

COMMONLY KNOWN AS: 816 W. BUCKINGHAM, #1, CHICAGO, IL 60657

City of Chicago
Dept. of Revenue
237816
10/20/2000 13:56 Batch 01846 28



Real Estate
Transfer Stamp
\$3,825.00

HENEGHAN HOME DEVELOPMENT CORPORATION, an Illinois corporation

By:
JOHN HENEGHAN, President

This Instrument Prepared By:

HAL A. LIPSHUTZ

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1120 W. Belmont Ave.
Chicago, IL 60657-3313

Send subsequent tax bills to:

ERIC P. ROVERUD
816 W. BUCKINGHAM, #1
CHICAGO, IL 60657



MAIL TO: GREG MOODY, 7955 S. CASS, #114, DARIEN, IL 60561

codilis+Ass, PC.



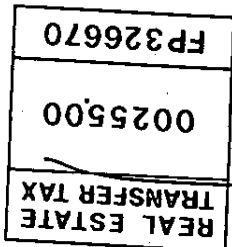
STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that **JOHN HENEGHAN, President of HENEGHAN HOME DEVELOPMENT CORPORATION, an Illinois corporation**, is personally known to me to the same person whose name is subscribed to the foregoing instrument as such officer, appeared before me this day in person and acknowledged that he signed and delivered such instrument as his own free and voluntary acts and as the free and voluntary act of said corporation, for the uses and purposes set forth therein.

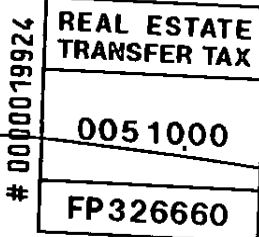
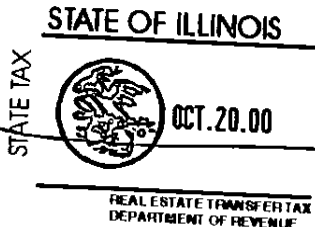
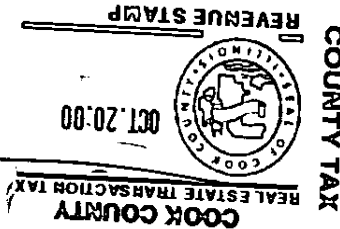
GIVEN under my hand and notarial seal, this 26th day of September, 2000.



My commission expires:



00000389966



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LEGAL DESCRIPTION RIDER FOR DEED

PARCEL 1: UNIT 1 IN THE 816 W. BUCKINGHAM CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 37 IN BLOCK 1 IN BUCKINGHAMS SUBDIVISION OF BLOCK 4 IN THE PARTITION OF THE NORTH 3/4 OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 00707790, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-1, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 00707790.

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 OF CONDOMINIUM; 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

THIS DEED IS FURTHER SUBJECT TO: (a) general real estate taxes not due and payable at the time of Closing; (b) applicable zoning, building laws and ordinances which do not materially affect the value, occupancy or use of the purchased unit; (c) the limitations and conditions imposed by the Act; (d) the limitations and conditions imposed by the Municipal Code of Chicago which do not materially affect the value, occupancy or use of the purchased unit; (e) the Condominium Documents including all amendments and exhibits thereto; (f) covenants, conditions, declarations, restrictions and building lines of record which do not materially affect the value, occupancy or use of the purchased unit; (g) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (h) encroachments, if any, as shown on the Plat of Survey to be attached as Exhibit "D" to the Declaration which do not materially affect the value, occupancy or use of the purchased unit; (i) public utility easements which do not materially affect the value, occupancy or use of the purchased unit; (j) installments due after Closing for assessments levied pursuant to the Declaration; (k) private easements; (l) party wall rights and agreements (m) matters over which the title company has agreed to insure.

GRANTOR CERTIFIES THAT NOTICE OF INTENT AS REQUIRED BY SECTION 30 OF THE ILLINOIS CONDOMINIUM PROPERTY ACT WAS NOT SERVED AS THERE WERE NO TENANTS AT THE PROPERTY.

PIN: 14-20-419-058

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