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2000-11-08 14:50:02
Cook County Recorder 51.00



00880823

Property of Cook County Clerk's Office

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE ATTACHED DEED MADE BY 2929 N. WESTERN AVENUE., LLC AN ILLINOIS LLC TO DEBBIE L. BOWERS, AN UNMARRIED WOMAN

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY, IN THE STATE AFORESAID, CERTIFIES THAT PATRICK H. KENNEDY RESPECTIVELY APPEARED BEFORE ME THIS DATE IN PERSON AND ACKNOWLEDGED THAT HE/SHE DELIVERED THE SAID INSTRUMENT AS HIS/HER OWN FREE AND VOLUNTARY ACT, FOR THE USES AND PURPOSES THEREIN. 4 1A

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 17TH DAY OF OCTOBER, 2000.

Louise Mayberry

Francine L. McAllister NOTARY PUBLIC

FRANCINE L. McALLISTER
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES 3/31/2001

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This instrument drafted by:

Alan O. Amos

Alan O. Amos & Associates, P.C.

Suite 2100

3 First National Plaza

Chicago, IL 60602

00880823

WARRANTY DEED

This indenture, made November 1, 2000 between 2929 N. Western Ave., L.L.C., an Illinois limited liability company ("Grantor") and Debbie L. Bowers - ("Grantee") whose address is: 2342 W. Oakdale Avenue, Chicago, IL 60618, Unit 39 and Parking Space 68

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 39 IN THE RIVER WALK TOWNHOMES 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 "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00721016, 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 THE DRIVEWAY FOR THE BENEFIT OF UNIT 39, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 00721016.

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, AND AS AMENDED.

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.

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wsh/born/ct
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1 3 4 9 4 0
CO. NO. 10776
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
☆☆☆
DEPT. OF REVENUE
NOV-7'00
316.00
P.B. 10776

3 3 8 4 9 1
Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP NOV-7'00
P.B. 11421
158.00

1 3 4 9 4 0
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE NOV-7'00
P.B. 11193
790.00

1 3 4 9 4 1
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE NOV-7'00
P.B. 11193
790.00

1 3 4 9 4 2
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE NOV-7'00
P.B. 11193
790.00

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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 2342 W. Oakdale Avenue, Unit 39 and Parking Space 68, Chicago, Illinois. Permanent Index Numbers: 14-30-116-010.

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: Marinel Mateo
Its Assistant Secretary

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 Marinel Mateo, 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, November 1st, 2000.

Sonia Soto
Notary Public

Upon recordation, return to:

THOMAS J. MORAN
2224 W. IRVING PK RD
CHICAGO, IL 60618