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00922209

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2000-11-22 13:35:22
Cook County Recorder 25.50

WARRANTY DEED

STATUTORY (ILLINOIS)
LIMITED LIABILITY COMPANY
TO INDIVIDUAL



00922209

NOV 11 10 41 AM '00
1082

GRANTOR, Bryn Mawr & 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

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JOSEPH PESTKA ~~REDACTED~~, A Married MAN
of 2835 N. WOLCOTT, UNIT H, CHICAGO, IL 60657

not in Tenancy in Common, but in JOINT TENANCY, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

(SEE LEGAL DESCRIPTION SET FORTH IN EXHIBIT 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): 13-10-203-031

Address of Real Estate: 5350 N. LOWELL AVENUE, Chicago, IL 60630

In Witness Whereof, said Grantor has executed this Deed this 30th day of June, 2000.

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

By: Sauganash Woods Corporation,
an Illinois corporation, a Manager

By: Gary Scott Saipe
Gary Scott Saipe, Vice President

Attest: Kathleen LaMantia
Kathleen LaMantia, Assistant Secretary

Property of Cook County Clerk's Office

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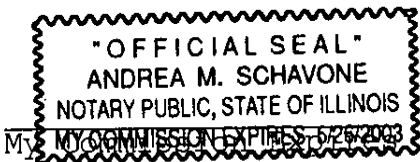
State of Illinois)
) SS
County of Cook)

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 given 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.

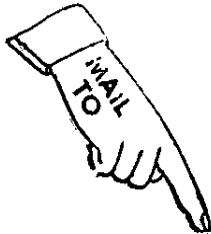
Given under my hand and official seal, on June 30, 2000.

IMPRESS
NOTARIAL SEAL
HERE

Andrea M. Schavone
Notary Public



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



Mail to: G.D. HAERLEIN
3413 N. LINCOLN
CHICAGO, IL 60657

Send subsequent Tax Bill To: JOSEPH PESTKA
5350 N. LOWELL AVE.
CHICAGO, IL 60630




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EXHIBIT A LEGAL DESCRIPTION

LOT 47 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 LAWS OR ORDINANCES; COVENANTS, CONDITIONS, RESTRICTIONS AND UTILITY EASEMENTS 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 AFORESAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

<p>CITY OF CHICAGO</p>  <p>CITY TAX NOV. 22.00 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE</p>	<p># 0000001847</p> <table border="1"> <tr><td>REAL ESTATE TRANSFER TAX</td></tr> <tr><td>0342000</td></tr> <tr><td>FP326675</td></tr> </table>	REAL ESTATE TRANSFER TAX	0342000	FP326675
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<p>STATE OF ILLINOIS</p>  <p>STATE TAX NOV. 22.00 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE</p>	<p># 0000001988</p> <table border="1"> <tr><td>REAL ESTATE TRANSFER TAX</td></tr> <tr><td>0045600</td></tr> <tr><td>FP326703</td></tr> </table>	REAL ESTATE TRANSFER TAX	0045600	FP326703
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<p>COOK COUNTY</p>  <p>COUNTY TAX NOV. 22.00 REAL ESTATE TRANSACTION TAX REVENUE STAMP</p>	<p># 0000001989</p> <table border="1"> <tr><td>REAL ESTATE TRANSFER TAX</td></tr> <tr><td>0022800</td></tr> <tr><td>FP326657</td></tr> </table>	REAL ESTATE TRANSFER TAX	0022800	FP326657
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