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2000-11-22 13:38:58  
Cook County Recorder 25.50

WARRANTY DEED

STATUTORY (ILLINOIS)  
LIMITED LIABILITY COMPANY  
TO INDIVIDUAL



00922212

20001123  
10/1

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

DAVID B. MCCARTHY and JULIE M. IVERSON  
of 3907 N. SHERIDAN ROAD, CHICAGO, IL 60613

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): 13-10-203-029

Address of Real Estate: 5342 N. LOWELL AVENUE, Chicago, IL 60630

In Witness Whereof, said Grantor has executed this Deed this 23rd 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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## EXHIBIT A LEGAL DESCRIPTION


LOT 45 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 ENCR OACH 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 ENCR OACH 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.

CITY TAX  NOV. 22.00 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 0000001845	REAL ESTATE TRANSFER TAX
		0382500
		FP326675

STATE TAX  NOV. 22.00 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000001986	REAL ESTATE TRANSFER TAX
		0051000
		FP326703

COUNTY TAX  NOV. 22.00 REVENUE STAMP	# 0000001987	REAL ESTATE TRANSFER TAX
		0025800
		FP326657