

UNOFFICIAL COPY

00018406



1093/0053 45 001 Page 1 of 3
2000-01-07 11:13:28
Cook County Recorder 25.00

WARRANTY DEED

The GRANTOR, Andersonville Gardens, L.L.C., an Illinois limited liability company duly authorized to transact business in the State of Illinois, for and in consideration of the sum of TEN DOLLARS AND NO/100 (\$10.00) and other good and valuable considerations, in hand paid and pursuant to authority given by the Managers of said Company, CONVEYS AND WARRANTS

to Dennis Lo and Ling Lo, husband and wife, of 4745 N. Ravenswood, Unit 309, Chicago, Illinois 60640, of the County of Cook, 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 EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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 ANDERSONVILLE WEST TOWNHOMES OWNERS ASSOCIATION DECLARATION AS AMENDED, AFORESAID, 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.

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.

Permanent Real Estate Index Number(s): 14-07-109-026-0000, 14-07-109-027-0000,
14-07-109-028-0000

Property Address: 5350 N. Damen, Unit B, Chicago, IL 60625

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Manager this 13th day of December, 1999.

ANDERSONVILLE GARDENS, L.L.C., and Illinois limited liability company

By: LARGO DEVELOPMENT, LTD., an Illinois corporation
Its: Manager

By: J. M. [Signature], as President

BOX 333-CTI

1784 3460 1041 CTC CMS NOA D Street / S Argus

STATE OF ILLINOIS, COUNTY OF Cook SS.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Larry Gould, as President of LARGO Development, Ltd. personally known to me to be the Its Manager of the Andersonville Gardens, L.L.C. , and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such Its Manager he signed and delivered the said instrument authority given by the Board of Managers of said ^{limited liability} ~~company~~ ^{company} as his free and voluntary act, and as the free and voluntary act and deed of said ~~company~~ ^{limited liability company}, for the uses and purposes therein set forth.

Given under my hand and official seal, this 13 day of December 19 99

COOK COUNTY CLERK'S OFFICE
120452
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
JAN-6'99
DEPT. OF REVENUE
P.B. 10776
3.00

OFFICIAL SEAL
TANYA LEE MCCORMICK
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 02/11/03

Tanya Lee McCormick (Notary Public)

Prepared By: GOULD & ASSOCIATES
1524 W. George Street
Chicago, Illinois 60657-

COOK COUNTY CLERK'S OFFICE
146969
Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP
JAN-6'00
P.B. 11424
2.50

Mail To:
Scott Romanek
753 W. 35th Street
Chicago, Illinois 60616

Name & Address of Taxpayer:
Dennis Lo
5350 N. Damen, Unit B
Chicago, Illinois 60625

086731
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
JAN-6'00
P.B. 11187
900.00

086732
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
JAN-6'00
P.B. 11187
922.50

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EXHIBIT "A"
Legal Description

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PARCEL 1 (UNIT B): THE WEST 18.33 FEET OF THE EAST 43.16 FEET OF THE NORTH 52.0 FEET OF LOTS 1, 2, 3, 4 AND 5, ALL TAKEN AS A TRACT, IN MRS. SMITH'S BALMORAL DAMEN SUBDIVISION, BEING A SUBDIVISION OF THE NORTH 1/4 OF THE EAST 1/2 OF THE NORTH EAST 1/4 OF THE SOUTH EAST 1/4 OF THE NORTH WEST 1/4 OF SECTION 7, TOWNSHIP 40, NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL1 FOR INGRESS, EGRESS, USE AND ENJOYMENT OVER AND UPON THE COMMON AREA, AS DEFINED, DESCRIBED AND DECLARED IN DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR THE ANDERSONVILLE WEST TOWNHOMES RECORDED AS DOCUMENT NUMBER 09030972 AND AS AMENDED.

Property of Cook County Clerk's Office