

WARRANTY DEED

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1245/0001 25 001 Page 1 of 2
2000-02-08 08:38:05
Cook County Recorder 23.50

MAIL TO:

Athenia Limperis
2429 W. Farragut Ave # 2A
Chicago, IL 60625

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NAME & ADDRESS OF TAXPAYER:

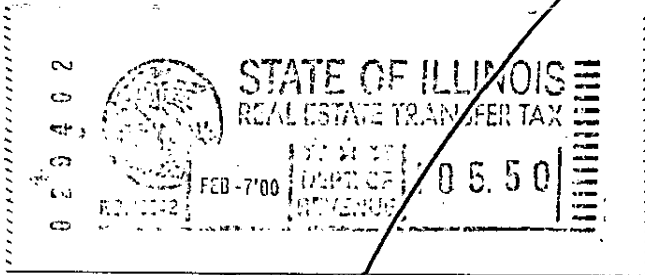
ATHENIA LIMPERIS
1420 N. Hudson
Chicago, IL 60610

RECORDER'S STAMP

THE GRANTOR, **LINDEN GROVE, L.L.C.**, an Illinois Limited Liability Company, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to ATHENIA LIMPERIS, unmarried person, of 1420 N. Hudson, Chicago, IL 60610 (Grantee's Address)

the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION, P.I.N. AND COMMON ADDRESS ATTACHED HERETO



DATED this 1st day of February, 2000.

LINDEN GROVE, L.L.C.

By: [Signature]
ANTHONY KLOK, Member & Manager

By: [Signature]
EUGENE KORNOTA, Member & Manager

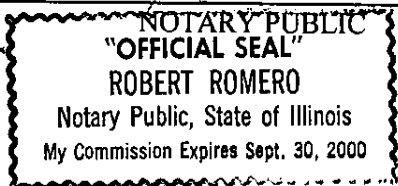
Prepared By: John W. Mauck, MAUCK, BELLAND & CHEELY, 19 S. LaSalle Street, Suite 1203, Chicago, IL 60603

State of Illinois, County of Cook) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ANTHONY KLOK and EUGENE KORNOTA as Members and Managers of LINDEN GROVE, L.L.C., personally known to me (or proved to me on the basis of satisfactory evidence) to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as the free and voluntary act of LINDEN GROVE, L.L.C., for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 1st day of February, 2000.

FIRST AMERICAN TITLE order # AC19788 [Signature]



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LEGAL DESCRIPTION

Unit number 2429-2A in Linden Grove IV Condominium as delineated on a survey of the following described real estate: Lot 10 in Greenhoff's Resubdivision of Berwyn-Western Subdivision, a Subdivision of Part of the Southeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 12, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as document 25309604 together with its undivided percentage interest in the common elements.

Commonly known as: 2429 W. Farragut Avenue, Unit 2A, Chicago, IL 60625

P.I.N.: 13-12-233-033-1015


Grantor also hereby grants to the Grantee, its successors and assigns, rights and easements appurtenant to the subject unit described herein, rights and easements for the benefit of said unit set forth in the Declaration of Condominium; and Grantor reserves to itself, its successors and assigns as the rights and easements set forth in said Declaration for the benefit of the remaining property described therein. This Deed is subject to all easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration are recited and stipulated at length herein.

City of Chicago
Dept. of Revenue
220166
02/07/2000 08:28 Batch 01873, 9

Real Estate
Transfer Stamp
\$791.25



013492
Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP FEB-7'00
P.B. 10847



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