

WARRANTY DEED
STATUTORY (ILLINOIS)

(LIMITED LIABILITY COMPANY TO INDIVIDUAL)

0010076155

8819/0130 25 001 Page 1 of 2
2001-01-29 13:59:55
Cook County Recorder 23.50

THE GRANTOR, Wellington Park Development, LLC, an Illinois Limited Liability Company, of the City of Chicago, State of Illinois for and in consideration of the sum of TEN (\$10.00) and 00/100 DOLLARS and other good and valuable consideration, in hand paid, CONVEY AND WARRANT TO: James L. Turco and Brandi B. Turco, as Husband and



0010076155

Wife as ~~tenants by the entirety and not~~ as Joint Tenants with rights of survivorship not as Tenants in Common, 1635 W. Belmont #305, Chicago, Illinois

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

01003521 1054 *JS*

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Real Estate Index Number (s):
14-30-223-041-0000; 14-30-223-042-0000

Address of Real Estate: 2920 N. Paulina Street
Chicago, Illinois

(above space for recorder only)

SUBJECT TO: (1) real estate taxes not yet due and payable; (2) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing; (3) applicable zoning and building laws or ordinances; (4) encroachments, utility easements, covenants, conditions, restrictions, easements and agreements of record, provided none of the foregoing materially adversely affect Buyer's quiet use and enjoyment of the premises as a residence; (5) covenants, restrictions, rights and easements set forth in the Declaration including any and all amendments and exhibits thereto; (6) acts done or suffered by Buyer, or anyone claiming, by, through, or under Buyer; and (7) liens and other matters as to which the Title Insurer (as hereinafter defined) commits to insure Buyer against loss or damage.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Managers this December 29, 2000.

Wellington Park Development, L.L.C.

BY: *[Signature]*
Mark S. Goldstein, a Manager

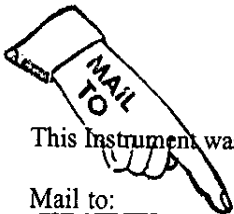
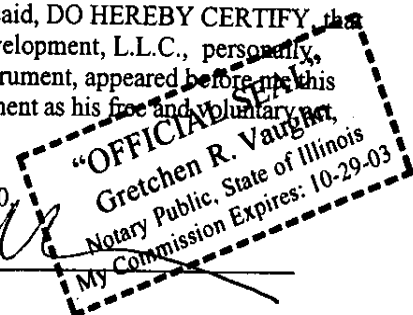
BY: *[Signature]*
Ronald B. Shipka, Jr., a Manager

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 Mark S. Goldstein and Ronald B. Shipka, Jr. as Managers of Wellington Park Development, L.L.C., personally, known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act for the uses and purpose therein set forth.

Given under my hand and official seal, this December 29, 2000.

[Signature]
Notary Public



This instrument was prepared by Brown, Udell & Pomerantz, 2950 N. Lincoln Ave, Chicago, IL.

Mail to:
JOE MILITTO
732 W. Fullerton Suite 2F
Chicago, Illinois 60614

Send subsequent tax bills to:
James and Brandi Turco
2920 N. Paulina Street
Chicago, Illinois 60657

UNOFFICIAL COPY

Legal Description

PARCEL 1:

LOT 13 (EXCEPT THE NORTH 141.95 FEET (AS MEASURED ON THE WEST LINE OF SAID LOT) IN WELLINGTON PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 17, 1999 AS DOCUMENT NUMBER 09079864, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AFORESAID, AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND PARTY WALL RIGHTS FOR WELLINGTON PARK HOMEOWNERS ASSOCIATION RECORDED 12-11-00 AS DOCUMENT NUMBER 00970524.

"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANCES TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION, 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 RECORDED AND STIPULATED AT LENGTH HEREIN."

THE TENANT HAD NO RIGHT OF FIRST REFUSAL

ADDRESS: 2920 NORTH PAULINA STREET

PIN: 14-30-223-041; 14-30-223-042

STATE OF ILLINOIS

STATE TAX

JAN. 29. 01

REAL ESTATE TRANSFER TAX

0050000

000002375

FP326703

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

CITY OF CHICAGO

CITY TAX



JAN. 29. 01

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

000002142

REAL ESTATE TRANSFER TAX

0375000

FP326675

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX



JAN. 29. 01

REVENUE STAMP

000000080

REAL ESTATE TRANSFER TAX

0025000

FP326657

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