2001-01-03 13:38:08

Cook County Recorder

23.50

WARRANTY DEED
(Corporation to Individual)
(Illinois)

THIS AGREEMENT, made this /st day of October, 2000 between Rockwell Court, Inc., an Illinois corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and Arturo Guerrero, 4942 N. Rockwell, Unit 4942-3, Chicago, Illinois 60625, party of the recond part, the following described Real Estate situated in the Courty of Cook in the State of Illinois, to wit:



WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

THE EARGYLE ARBOR

Unit 4942-3 in kbckWbll/court CONDOLLIUMS as delineated on a survey of the following described real estate:

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE , A LIMITED COLUMN BLEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT.

"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHT, AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM. 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."

THE TENANT OF THIS UNIT HAS WAIVED THEIR RIGHT OF FIRST REFUSAL.

P.I.N.: 13-12-414-016-0000

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise

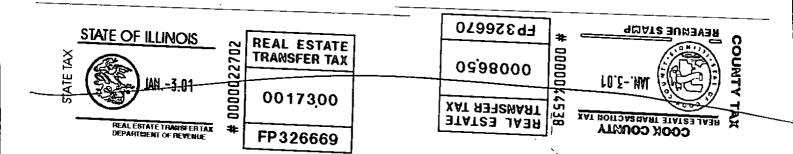
and agree, to and with the party of the second part, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: Covenants, conditions, restriction of record, and public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 1998 and subsequent years.

Permanent Real Estate Number(s): <u>13-12-414-016-0000</u>

Address(es) of Real Estate: 4942 N. Rockwell, Unit 4942-3, Chicago, Illinois

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be

hereto affixed, and has caused its name to be signed to these presents by its President, and actested by its _____ Secretary, the day and year first above written. 22 ETA+1 loss 84:11 1005/E0/10 Rockwell Court Inc. 02,792,18 Transfer Stamp Dept. of Reverses Real Estate City of Chicado ATTEST: Secretary This instrument was prepared by. Thillip I. Rosenthal, 3700 W. Devon, #E, Lincolnwood, Illinois 60712 MAIL TO: SEND SUBSEQUENT BILLS TO: Arturo Guerrero Matt Logan 180 N. Michigan 1942 N. Rockwell, #4942-3 Chicago, Illinois 60625 Chicago 16 60601 RECORDER'S OFFICE BOX NO. STATE OF ILLINOIS) 85. COUNTY OF COOK I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Virt Oliverally is personally known to me to be the President of Rockwell Court, Inc., an Illinois corporation, and North is, personally known to me to be the Secretary of said corporation, and personally rown to me to be the same persons whose names are subscribed to the foregoing instrument, apprared before me this day in person, and severally acknowledged that as such Secretary, they signed and delivered the said instriment and caused the corporate seal of said corporation to be affixed thereto, 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, for the uses and purposes therein set forth. Given under my hand and official seal, this AP I ROSENTHA STATE OF ILLINOIS MY COMMISSION EXPIRES: 10/24/08 Commission Expires:



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