

**WARRANTY DEED**

This Indenture, made this  
**22<sup>nd</sup> day of February, 2001,**  
between **JOSEPH T. GEOGHEGAN,**  
divorced and not since remarried,  
of the County of Cook, State of  
Illinois, party of the first  
part, and **ANNA DAVLANTES,**  
of the second part, WITNESSETH,  
that the party of the first  
part, for and in consideration  
of the sum of Ten 00/100 Dollars  
(10.00) and good and valuable  
consideration in hand paid by  
the party of the second part,  
the receipt whereof is hereby  
acknowledged, does REMISE, RELEASE,  
ALIEN, CONVEY and WARRANT unto the party of the second part, and  
to her heirs and assigns, FOREVER, all the following described  
real estate, situated in the County of Cook and State of Illinois  
unknown and described as follows, to wit:

**LEGAL DESCRIPTION:**

**PARCEL 1: UNIT 3N, IN THE 1365-67 NORTH MOHAWK CONDOMINIUM AS  
DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:**

**LOTS 25 AND 26 IN ROYAL HOUGHTON'S SUBDIVISION OF BLOCK 6 IN THE  
STATE BANK OF ILLINOIS SUBDIVISION OF THE NORTHEAST 1/4 OF THE  
NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF  
THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT  
"D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER  
00-559490, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE  
INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.**

**PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-1S, LIMITED COMMON  
ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION  
AS EXHIBIT "D" AFORESAID AS DOCUMENT 00-559490.**

Together with all and singular the hereditament and appurtenances  
thereunto belonging, or in anyway appertaining, and the reversion  
and reversions, remainder and remainders, rents, issues and  
profits thereof, and all the estate, right, title, interest,  
claim or demand whatsoever, of the party of the first part;  
either in law or in equity, of, in and to the above described  
premises, against all persons lawfully claiming, or to claim the  
same, by, through or under him, he WILL WARRANT AND DEFEND,  
subject to:

**BOX 333-CTI**

CTIC DB 7897486/21010450 Melby No abs. 1 of 4

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# UNOFFICIAL COPY


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Property of Cook County Clerk's Office

STATE TAX		STATE OF ILLINOIS
	FEB. 27. 01	
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000003928	REAL ESTATE TRANSFER TAX
		00410.00
		FP 102808

COUNTY TAX		COOK COUNTY REAL ESTATE TRANSACTION TAX
	FEB. 27. 01	
REVENUE STAMP	# 0000003931	REAL ESTATE TRANSFER TAX
		00205.00
		FP 102802

CITY TAX		CITY OF CHICAGO
	FEB. 27. 01	
REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 0000002024	REAL ESTATE TRANSFER TAX
		03075.00
		FP 102805

FP 102808

- (a) General real estate taxes not yet due and for subsequent years not yet due, including taxes which may accrue by reason of new or additional improvements during the year of closing;
- (b) Easements, covenants, restrictions, agreements, conditions, and building lines of record and party wall rights;
- (c) Declaration for the 1365-67 North Mohawk Condominium, including matters relating to the 1365-67 North Mohawk Condominium (the Declaration"), including all Exhibits thereto, as amended from time to time;
- (d) The Illinois Condominium Property Act;
- (e) The Plat of Survey and any amendments attached as Exhibit "D" to the Declaration aforesaid;
- (f) Applicable Zoning and Building Laws and Ordinances;
- (g) Roads and Highways, if any;
- (h) Unrecorded public utility easements, if any;
- (I) Grantee's Mortgage, if any;
- (j) Plats of dedication and covenants thereof, if any;
- (k) Acts done or suffered by Grantee or anyone claiming under the Grantee.

Permanent Real Estate Index Number(s): 17-04-122-025-0000 &  
17-04-122-026-0000

Address of Real Estate: **Unit #3N, 1365-67 North Mohawk St.,  
Chicago, Illinois.**

Grantor also hereby grants to the Grantee, her 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 Declaration of Condominium, aforesaid.

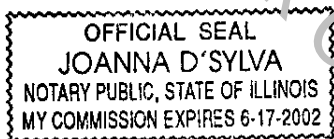
This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

IN WITNESS WHEREOF, said party of the first part has caused his name to be signed the day and year first above written.

*[Signature]*  
JOSEPH T. GEOGHEGAN

I, the undersigned, a notary public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that **JOSEPH T. GEOGHEGAN** 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 and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

**GIVEN** under my hand and official seal, this 22<sup>nd</sup> day of February, 2001.



*Joanna D'Sylva*  
NOTARY PUBLIC

Send Subsequent Tax Bills to:

Send Deed To:

*Anna Davlantes*  
Name 1365 N. Mohawk #3N  
Address Chicago IL 60610  
City, State and Zip

*Anna Davlantes*  
Name 1365 N. Mohawk #3N  
Address Chicago IL 60610  
City, State and Zip

Deed Prepared by: John D. Colbert  
Attorney at Law  
188 W. Randolph  
Ste. #415  
Chicago, Illinois 60601