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2001-03-06 12:36:09
Cook County Recorder 25.50

WARRANTY DEED

STATUTORY (ILLINOIS)
LIMITED LIABILITY COMPANY
TO INDIVIDUAL



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GRANTOR, Bryn Mawr & Kostner L.L.C., an Illinois limited liability company, for and in consideration of the sum of TEN and 00/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, CONVEYS AND WARRANTS TO

DRAGOMIR JOVANOVIC and THERESA C. JOVANOVIC
of 6033 N. SHERIDAN ROAD, Apt. 4H, CHICAGO, IL 60660

as husband and wife, not at 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 LEGAL DESCRIPTION SET FORTH IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.)

SUBJECT TO THE MATTERS SET FORTH IN EXHIBIT A ATTACHED HERETO.

Permanent Real Estate Index Number(s): 13-10-203-023

Address of Real Estate: 5345 N. KILDARE AVENUE, Chicago, IL 60630

In Witness Whereof, said Grantor has executed this Deed this 31st day of May, 2000.

Bryn Mawr & Kostner L.L.C.,
an Illinois limited liability company

By: Sauganash Woods Corporation,
an Illinois corporation, a Manager

By: Gary Scott Saipe
Gary Scott Saipe, Vice President

Attest: Kathleen LaMantia
Kathleen LaMantia, Assistant Secretary


(3)


EXHIBIT A
LEGAL DESCRIPTION


LOT 40 IN SAUGANASH WOODS PHASE 1, BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 8, 1997 AS DOCUMENT NO. 97749784 IN COOK COUNTY, ILLINOIS.

THIS DEED IS SUBJECT TO REAL ESTATE TAXES NOT YET DUE AND PAYABLE; ZONING AND BUILDING LAWS OR ORDINANCES; COVENANTS, CONDITIONS, RESTRICTIONS AND UTILITY EASEMENTS OF RECORD, PROVIDED THE REAL ESTATE IMPROVEMENTS DO NOT VIOLATE OR ENCROACH THEREON; DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR THE RESIDENCES OF SAUGANASH HOMEOWNERS ASSOCIATION, AS AMENDED FROM TIME TO TIME; CROSS-UTILITY EASEMENTS WITH ADJACENT SINGLE FAMILY HOMES ACROSS THE REAR OF THE BACKYARD OF THE REAL ESTATE FOR UTILITY INSTALLATION, MAINTENANCE, SERVICE AND REPAIR; RIGHTS OF COMMONWEALTH EDISON, AMERITECH, PEOPLES GAS AND OTHER UTILITY AND CABLE COMPANIES IN THE REAR FIFTEEN (15) FEET OF THE BACKYARD OF THE REAL ESTATE FOR THE INSTALLATION, MAINTENANCE AND REPAIR OF SUCH SERVICES, PROVIDED THE REAL ESTATE IMPROVEMENTS DO NOT VIOLATE OR ENCROACH THEREON; RIGHTS OF UTILITIES IN VACATED STREETS AND ALLEYS FOR MAINTENANCE; RESTRICTIONS SET FORTH ON THE PLAT OF SUBDIVISION FOR THE RESIDENCES OF SAUGANASH; ACTS DONE OR SUFFERED BY OR JUDGMENTS AGAINST GRANTEE; AND SUCH OTHER MATTERS WHICH THE TITLE INSURER COMMITS TO INSURE GRANTEE AGAINST LOSS OR DAMAGE.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN THE AFORESAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

<p>CITY OF CHICAGO</p>  <p>MAR.-6.01</p> <p>REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE</p>	# 0000002336	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">REAL ESTATE TRANSFER TAX</td> </tr> <tr> <td style="padding: 2px; text-align: center;">0363750</td> </tr> <tr> <td style="padding: 2px; text-align: center;">FP326675</td> </tr> </table>	REAL ESTATE TRANSFER TAX	0363750	FP326675
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<p>STATE OF ILLINOIS</p>  <p>MAR.-6.01</p> <p>REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE</p>	# 0000002533	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">REAL ESTATE TRANSFER TAX</td> </tr> <tr> <td style="padding: 2px; text-align: center;">0048500</td> </tr> <tr> <td style="padding: 2px; text-align: center;">FP326703</td> </tr> </table>	REAL ESTATE TRANSFER TAX	0048500	FP326703
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<p>COOK COUNTY</p> <p>REAL ESTATE TRANSACTION TAX</p>  <p>MAR.-6.01</p> <p>REVENUE STAMP</p>	# 0000000297	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">REAL ESTATE TRANSFER TAX</td> </tr> <tr> <td style="padding: 2px; text-align: center;">0024250</td> </tr> <tr> <td style="padding: 2px; text-align: center;">FP326657</td> </tr> </table>	REAL ESTATE TRANSFER TAX	0024250	FP326657
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