UNOFFICIAL COPTO0174217 2001-03-06 12:36:09 Cook County Recorder

WARRANTY DEED

STATUTORY (ILLINOIS) LIMITED LIABILITY COMPANY TO INDIVIDUAL

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, AFT. 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 FAHIBIT 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

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

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

Sauganath Woods on Illinois corp By: Saugana**g**h

*qq*rporatiqn, a Manager

Attest:

Kathleen LaMantia, Assistant Secretary

State	of	Illinois	
County of Cook) SS)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Gary Scott Saipe, personally known to me to be the Vice President, and Kathleen LaMantia, personally known to me to be the Assistant Secretary, of Sauganash Woods Corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as said Vice President and Assistant Secretary, respectively, they signed and delivered the said instrument 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, as a manager of Bryn Mawr & Kostner L.L.C., for the uses and purposes therein set forth.

Given under my hand and official seal, on May 31, 2000.

OFFICIAL SEAL
EVE SAFARIK

NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES:08/30/02 Notary Public

My Commission Expires

This instrument was prepared by Gary Scott Saipe Esq., 980 N. Michigan Avenue, Suite 1280, Chicago, Illinois 60601.

MAIL

JIAM OT OT

Mail to: N. Dragmir + Theresa Jovanovic Send subsequent Tax Bill To: 5345 M. Kildere Same

Chicago: ICC 60630

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 SUPJECT TO REAL ESTATE TAXES NOT YET DUE AND PAYABLE; ZONING AND BUILDING LAWS OR ORDINANCES; COVENANTS, CONDITIONS, RESTRICTIONS AND UTILITY EASEMENT 3 OF RECORD, PROVIDED THE REAL ESTATE IMPROVEMENTS DO NOT VIOLATE OR ENCROACH THEREON; DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR THE RISIDENCES OF SAUGANASH HOMEOWNERS ASSOCIATION, AS AMENDED FROM TIME TO TIME; CROSS-UTILITY EASEMENTS WITH ADJACENT SINGLE FAMILY HOMES ACROSS THE PEAR OF THE BACKYARD OF THE REAL ESTATE FOR UTILITY INSTALLATION, MAINTENANCE, SERVICE AND REPAIR; RIGHTS OF COMMONWEALTH EDISON, AMERITACH, PEOPLES GAS AND OTHER UTILITY AND CABLE COMPANIES IN THE REAR FIFTEEN (:5) 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 3'1.
Clart's Office PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.





HAR.-6.01

REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE

REAL ESTATE 0000002336 TRANSFER TAX

0363750

FP326675

STATE OF ILLINOIS



MAR.-6.01

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX

0048500

0000002533

#

FP326703

COOK COUNTY REAL ESTATE TRANSACTION TAX



HAR.-6.01

REVENUE STAMP

REAL ESTATE 000000297 TRANSFER TAX

0024250

FP326657