

UNOFFICIAL COPY

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2001-03-12 10:55:36

Cook County Recorder 25.00

This instrument drafted by:
Michael J. Sréenan
853 North Elston Ave.
Chicago, Illinois 60622

10190447



78 89 416
1A11 BT 422 NO

WARRANTY DEED

This indenture, made January 2, 2001 between 2929 N. WESTERN AVE., L.L.C., an Illinois limited liability company ("Grantor") and MATTHEW J. ALBERS ("Grantee") whose address is: 2921 N. Claremont Dr., Unit 16, Chicago, IL 60618.

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5H

Witnesseth, that the Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration the receipt of which is acknowledged, does hereby grant, sell, convey and warrant unto the Grantee the following described real estate, situated in the City of Chicago, Cook County, Illinois to wit:

PARCEL 1: UNIT 16 IN THE RIVER WALK TOWNHOMES CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:
CERTAIN PARTS OF LOTS IN BLOCK 9, IN CLYBOURN AVENUE ADDITION TO LAKEVIEW AND CHICAGO, IN SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN
WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00721016, 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 THE DRIVEWAY FOR INGRESS AND EGRESS AND PARKING FOR THE BENEFIT OF UNIT AFORESAID, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 00721016.


PARCEL 3: A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS, USE AND ENJOYMENT UPON THE PROPERTY AS DEFINED, DESCRIBED AND DECLARED IN THE DECLARATION OF EASEMENTS COVENANTS RECORDED AS DOCUMENT NUMBER 00170099, AND AS AMENDED.

Commonly known as 2921 N. Claremont Avenue, Unit 16, Chicago, Illinois. Permanent Index Numbers: 14-30-116-010 and 14-30-116-019


BOX 333-CTI

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Prop of Cook County Clerk's Office

STATE TAX

STATE OF ILLINOIS
HAR. -8.01
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000004470
REAL ESTATE TRANSFER TAX
0034800
FP 102808

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX
HAR. -8.01
REVENUE STAMP

0000004475
REAL ESTATE TRANSFER TAX
0017400
FP 102802

CITY TAX

CITY OF CHICAGO
HAR. -8.01
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000002264
REAL ESTATE TRANSFER TAX
0261000
FP 102805

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Grantor also hereby grants to the Grantee, and the successors and assigns of Grantee, 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, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration of Condominium 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 of Condominium the same as though the provisions of said Declaration were recited and stipulated at length herein.

To Have And To Hold the same unto the Grantee as aforesaid and to the proper use, benefit and behoof of the Grantee forever.

In Witness Whereof, the Grantor has executed this Deed as of the date first above written.

2929 N. Western Ave., L.L.C.
an Illinois limited liability
company

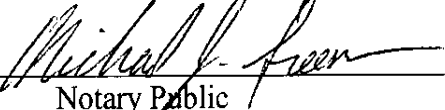
By: Rezmar Corporation, an Illinois
corporation, its manager

By: 
Its Assistant Secretary

State of Illinois)
) ss
County of Cook)

The undersigned, a Notary Public in and for said County in the State aforesaid, Does Hereby Certify that Marinel Mateo, Assistant Secretary of Rezmar Corporation, the manager of Grantor, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such president appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act, and as the free and voluntary act of Rezmar Corporation, as manager, for the uses and purposes therein set forth;

Given under my hand and Notarial Seal, January 2, 2001.


Notary Public

Upon recordation, return to:

Richard Cohn
221 N. La Salle St. #2040
Chicago, IL 60601

