

10190448

This instrument drafted by:
Alan O. Amos
Alan O. Amos & Associates, P.C.
Suite 2100
3 First National Plaza
Chicago, IL 60602



WARRANTY DEED

This indenture, made November 22, 2000 between 2929 N. Western Ave., L.L.C., an Illinois limited liability company ("Grantor") and Timothy J. Fowler and Jill A. Healy ~~as husband and wife, not as joint tenants or tenants in common~~ but as tenants by the entirety ("Grantee") whose address is: 2348 W. Oakdale Avenue, Chicago, IL 60618, Unit 43

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 43 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 THE COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF THE DRIVEWAY FOR THE BENEFIT OF UNIT 43, 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 AND COVENANTS RECORDED AS DOCUMENT NUMBER 00170099, AND AS AMENDED.


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.

BOX 333-CTI

DAU NO ABS
7889199 FM


3/11

UNOFFICIAL COPY

STATE OF ILLINOIS
STATE TAX

HAR. -8.01
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE


0000004469

REAL ESTATE TRANSFER TAX
00307.00
FP 102808

COOK COUNTY
COUNTY TAX

HAR. -8.01
REAL ESTATE TRANSACTION TAX
REVENUE STAMP

000000474

REAL ESTATE TRANSFER TAX
00153.50
FP 102802

CITY OF CHICAGO
CITY TAX

HAR. -8.01
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000002257

REAL ESTATE TRANSFER TAX
02302.50
FP 102803

UNOFFICIAL COPY

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.

Commonly known as 2348 W. Oakdale Avenue, Unit 43, Chicago, Illinois.
Permanent Index Numbers: 14-30-116-010 .

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

No tenant of the Unit had a right of first refusal to purchase the Unit.

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: Mawful S Myth
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, Nov. 22nd, 2000.

Soeui Seto
Notary Public Expires 12/10/01

Upon recordation, return to:

Martin J. Healy Jr
14 W. Washington
Suite 1425
Chicago, IL 60602