

UNOFFICIAL COPY 0010196381

WARRANTY DEED  
(Corporation to Individual)

7/53/0055 88 001 Page 1 of 3  
2001-03-13 11:33:21  
Cook County Recorder 25.50



THE GRANTORS, H & H Homes, Inc., an Illinois Corporation, of the City of Frankfort, County of Cook, State of Illinois, for and in consideration of ten and no/100 dollars, and other good and valuable consideration in hand paid, CONVEY and WARRANT to DIANE M. DIGANGI AND W. SCOTT TRENCH, both single persons, as joint tenants, of Chicago, Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

144676 STG

~~Unit No. 2 together with its undivided percentage interest in the common elements as delineated and defined in the Declaration of Condominium recorded February 23, 2001 as Document No. 10145391, in 3220 N. Seminary Condominium being a part of the Southwest 1/4 of the Southeast 1/4 of Section 20, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.~~

SEE ATTACHED EXHIBIT A LEGAL DESCRIPTION

~~Grantor hereby assigns onto Grantee limited common element P.S. \_\_\_\_\_ to run with the unit as set forth in the Declaration of Condominium aforesaid.~~

and installment  
Subject To: General taxes for the year 2000 and subsequent years; ~~special taxes or assessments for improvements not yet completed;~~ building lines and building and liquor restrictions of record; zoning and building ordinances; roads and highways, if any; ~~private,~~ public and utility easements of record; party wall rights and agreements, if any; covenants, conditions and restrictions of record (none of which provide for reverter) if any.

Permanent Index Number: 14-20-422-038 (Affects underlying property)

Property Address: 3220 N. Seminary, Unit 2, Chicago, Illinois 60657

Dated this 28th day of February, 2001.

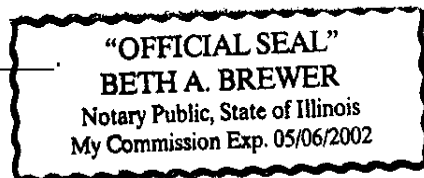
H & H Homes, Inc.

By: [Signature]  
Its: [Signature]

State of Illinois, County of Cook (ss). I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that \_\_\_\_\_, is 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, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under by hand and official seal, this 28th day of February, 2001.

Commission Expires \_\_\_\_\_  
Beth A. Brewer  
Notary Public




Warranty Deed  
H & H Homes, Inc. to Digangi/Trench  
Page 2 of 2

Grantor of the unit hereby waives its right of first refusal. Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the Declaration of Condominium; and grantor reserves to itself, its successors and assigns, the rights and easement set forth in said Declaration for the benefit of the remaining land described therein.

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

COUNTY TAX

**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX



HAR. -7.01 2001  
MAR 08 2001


REVENUE STAMP

REAL ESTATE TRANSFER TAX
0016125
FP 102810

# 0000000244

CITY TAX

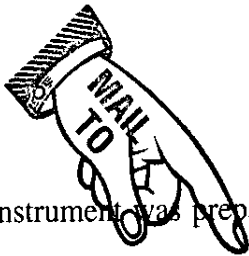
**CITY OF CHICAGO**  
REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE



HAR. -7.01 2001  
MAR 08 2001

REAL ESTATE TRANSFER TAX
0080625
FP 102807


# 0000000234



This instrument was prepared by: Barone & Smith, P.C., 721 Enterprise Drive, Oak Brook, IL 60523  
Mail to: Judy L. DeAngelis, 767 Walton Lane, Grayslake, Illinois 60030  
Send Subsequent Tax Bills To: Diane Digangi and W. Scott Trench, 3220 N. Seminary, Unit 2, Chicago, Illinois 60657

STATE TAX

**STATE OF ILLINOIS**  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE




HAR. -7.01 2001  
MAR 08 2001

REAL ESTATE TRANSFER TAX
0014750
FP 102804

# 0000000245

CITY TAX

**CITY OF CHICAGO**  
REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE




HAR. -7.01 2001  
MAR 08 2001

REAL ESTATE TRANSFER TAX
0080625
FP 102807

# 0000000233

STATE TAX

**STATE OF ILLINOIS**  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE




HAR. -7.01 2001  
MAR 08 2001

REAL ESTATE TRANSFER TAX
0017500
FP 102804

# 0000000244

CITY TAX

**CITY OF CHICAGO**  
REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE



HAR. -7.01 2001  
MAR 08 2001

REAL ESTATE TRANSFER TAX
0080625
FP 102807

# 0000000232

ALTA COMMITMENT  
Schedule A - Legal Description  
File Number: TM19723  
Assoc. File No: 144676

**UNOFFICIAL COPY**

**STEWART TITLE**

0010196381

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**GUARANTY COMPANY**  
HEREIN CALLED THE COMPANY

**COMMITMENT - LEGAL DESCRIPTION**

Parcel 1: Unit 2 together with its undivided percentage interest in the common elements in 3220 N. Seminary Condominium, as delineated and defined in the Declaration recorded as document number 0010145391, in the Southeast 1/4 of Section 20, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: Exclusive right to use storage space SP-2 and parking space PS-2, limited common elements, as delineated and defined in the Declaration recorded as document number 0010145391.

Property of Cook County Clerk's Office

**STEWART TITLE GUARANTY  
COMPANY**