

UNOFFICIAL COPY

0010115276

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2001-02-13 12:42:21

Cook County Recorder 23.50

WARRANTY DEED

2027458MT... of [Signature]

THIS AGREEMENT, made this 17<sup>th</sup> day of November, 2000, between Diversey Commons L.L.C., an Illinois Limited Liability Company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, Grantor, and Thomas D & Michelle A Curless, \* of Chicago, Illinois, Grantees, WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantees, the receipt whereof is hereby acknowledged, and pursuant to authority of the Members of said company, by these presents does REMISE, RELEASE, ALIENATE AND CONVEY unto the Grantee, and to the Grantee's heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:



0010115276

\*husband and wife, not as tenants in common, not in joint tenancy, but as tenants by the entirety

SEE EXHIBIT "A" LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

23

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, the Grantee's heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, and the Grantee's heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited, and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to those matters stated on Exhibit "A" attached hereto and made a part hereof.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its duly authorized member, the day and year first above written.

DIVERSEY COMMONS, L.L.C., an Illinois Limited Liability Company

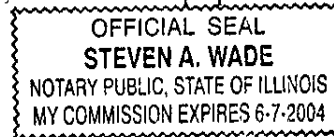
STATE OF ILLINOIS ) COUNTY OF C O O K )

By: [Signature] Barry B. Kreisler, Manager

I, the undersigned, a Notary Public in and for the said County, in the State, aforesaid, DO HEREBY CERTIFY that BARRY B. KREISLER is personally known to me to be the Manager of DIVERSEY COMMONS, L.L.C., an Illinois Limited Liability Company, and whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument pursuant to authority given by the Members of said company as his free and voluntary act and as the free and voluntary act and deed of said corporation, for the uses and purposes set forth.

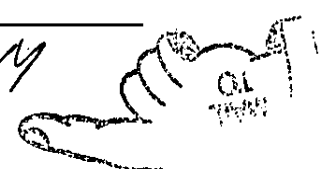
Given under my hand and notarial seal this 17<sup>th</sup> day of November, 2000.

Notary Public [Signature]



This instrument prepared by: Steven A. Wade, Esq., Kreisler and Matanky, 1332 N. Halsted St., Ste. 300, Chicago, IL 60622

After recording, return to: JOSEPH FRANK MILITO, ESQ. 732 W. FULLERTON PKWY CHICAGO, IL 60641



# UNOFFICIAL COPY

EXHIBIT A  
LEGAL DESCRIP

02/13/2001 12:06 Batch 05052 21  
245177  
City of Chicago  
Dept. of Revenue  
Real Estate  
Transfer Stamp  
\$2,411.25



PARCEL 1:

1726-1

UNIT 1 IN the 1726-28 W. DIVERSEY CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 14 AND 15 IN HARLAND'S SUBDIVISION OF THE SOUTH 173 FEET OF THAT LYING EAST OF THE CHICAGO AND NORTH WESTERN RAILWAY, OF THE WEST 3/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 00903966, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

commonly known as 1726 W. Diversey, Unit 1, Chicago, IL 60614

Part of Permanent Index No.: 14-30-223-017-0000; 14-30-223-018-0000

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, AND GRANTEE'S SUCCESSORS AND ASSIGNS 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 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 THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN;

GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE.

LIMITATIONS AND CONDITIONS IMPOSED BY THE ILLINOIS CONDOMINIUM PROPERTY ACT;

LEASES AND LICENSES AFFECTING THE COMMON ELEMENTS, OR PORTIONS THEREOF, IF ANY; AND,

COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD, ENCROACHMENTS, BUILDING LINE RESTRICTIONS AND ANY VIOLATIONS THEREOF AND USE OR OCCUPANCY RESTRICTIONS.

THE UNIT IS NOT OCCUPIED BY ANY TENANT, AND THE PRIOR TENANT, IF ANY, WAIVED OR FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

STATE TAX

STATE OF ILLINOIS

FEB. 13.01

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000024263

REAL ESTATE TRANSFER TAX
0032150
FP326669

COUNTY TAX

COOK COUNTY  
REAL ESTATE TRANSACTION TAX

FEB. 13.01

REVENUE STAMP

# 7702700080

REAL ESTATE TRANSFER TAX
0016075
FP326670

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