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2001-03-15 12:53:14
Cook County Recorder 25.00



Chicago Title Insurance Company

**WARRANTY DEED
ILLINOIS STATUTORY
(Corporation to Individuals)**

CR 5500869 CTIC Noabstract Day

Property of Cook County Clerk's Office

3

THE GRANTOR, TNT Development, Ltd., a corporation 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, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, **CONVEY(S) and WARRANT(S)** to Theodore Magno and Marirose L. Maspinas, *NOT AS TENANTS IN COMMON OR AS JOINTTENANTS, BUT AS TENANTS BY THE ENTIRETIES,* ^{ARROLD} (GRANTEE'S ADDRESS) 1739 W. Altgeld, #1, Chicago, Illinois 60614

of the County of Cook, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit 'A' attached hereto and made a part hereof

SUBJECT TO: (i) general real estate taxes not yet due; (ii) covenants, conditions, and restrictions of record, including the Declaration of Covenants, Conditions, Restrictions and By-Laws for 5064 North Kimball Condominium Association, as amended from time to time; (iii) any utility easements of record; (iv) zoning and building laws and ordinances; (v) party walls, if any; (vi) roads and highways, if any; and (vii) acts done or suffered by Purchaser.

Permanent Real Estate Index Number(s): 13-11-403-046-0000
Address(es) of Real Estate: 5064 N. Kimball, Unit 4, Chicago, Illinois 60625

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its President, and attested by its Secretary this 22nd day of January, 2001.

TNT Development, Ltd.

By Thong T. Tran
President

Attest Nga P. Nguyen
Secretary

BOX 333-CTI

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STATE OF ILLINOIS, COUNTY OF

Cook

ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Thong T. Tran, personally known to me to be the President of the TNT Development, Ltd., and Nga P. Nguyen, personally known to me to be the Secretary of said corporation, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such Thong T. Tran and President they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, 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, for the uses and purposes therein set forth.

Given under my hand and official seal, this 21st day of January 2001



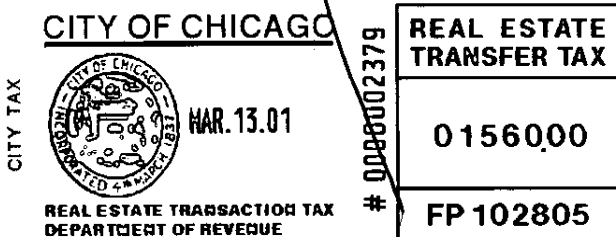
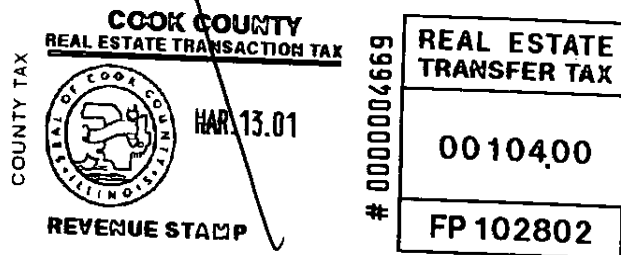
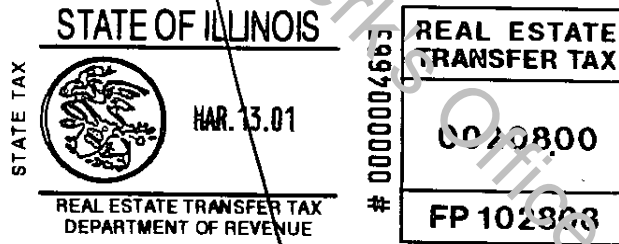
Angela Artner

(Notary Public)

Prepared By: Daniel G. Lauer
1424 W. Division Street
Chicago, Illinois 60622-3322

Mail To:
David A. Martin, Esq.
135 S. LaSalle Street, Suite 1460
Chicago, Illinois 60603

Name & Address of Taxpayer:
Theodore Magno and Marirose L. Maspinas
5064 N. Kimball, Unit 4
Chicago, Illinois 60625



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EXHIBIT 'A'

Legal Description**PARCEL 1:**

UNIT 4 IN THE 5064 NORTH KIMBALL CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE LOT 56 (EXCEPT THE NORTH 30.00 FEET) AND THE NORTH 20.53 FEET OF LOT 55 IN KRON'S SUBDIVISION OF THE EAST 1/2 OF BLOCKS 7 AND 10 IN JACKSON'S SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 11, AND THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE EAST 50.00 FEET OF THE WEST 158.00 FEET OF THE NORTH 183.00 FEET OF THE EAST 1/2 OF BLOCK 7 AFORESAID AND EXCEPT STREETS HERETOFORE DEEDED) WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00802390, 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 P-4, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 00802390.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS 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.

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