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2001-03-19 11:15:37
Cook County Recorder 25.50



WARRANTY DEED

① 2030779 NTC ALK
THE GRANTOR, **DAVID C. STONE, a bachelor**, of the City of Chicago, County of Cook, for and in consideration of TEN DOLLARS (\$10.00) in hand paid, CONVEYS and WARRANTS to **BRIAN ROSEN of 2113 N. Oakley, Chicago, IL 60647,**

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

SEE ATTACHED LEGAL DESCRIPTION RIDER FOR DEED 3M

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

PIN: 14-20-417-017

COMMONLY KNOWN AS: 3317 N. KENMORE, UNIT 1, CHICAGO, IL 60657

DATED this 16th day of March, 2001.

David C. Stone (SEAL)
DAVID C. STONE

City of Chicago
Dept. of Revenue
246999
03/19/2001 10:49 Batch 07238 21
Real Estate Transfer Stamp
\$2,850.00

REAL ESTATE TRANSFER TAX
00380.00
FP326660

6007200000 #

STATE OF ILLINOIS

HAR. 19.01



STATE TAX

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

COOK COUNTY
REAL ESTATE TRANSACTION TAX
HAR. 19.01
COUNTY TAX
REVENUE STAMP

0000048611

REAL ESTATE TRANSFER TAX
00190.00
FP326670

LEGAL DESCRIPTION RIDER FOR DEED

PARCEL 1: UNIT 1 IN THE 3317 N. KENMORE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 18 IN BLOCK 4 IN BAXTER'S SUBDIVISION 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; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 00797309, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-1, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 00797309.

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; 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.

THIS DEED IS ALSO SUBJECT TO THE FOLLOWING, IF ANY: (a) general real estate taxes not due and payable at the time of Closing; (b) applicable zoning, building laws and ordinances; (c) the limitations and conditions imposed by the Act; (d) the limitations and conditions imposed by the Municipal Code of Chicago; (e) the Condominium Documents including all amendments and exhibits thereto; (f) covenants, conditions, declarations, restrictions and building lines of record; (g) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (h) encroachments, if any, as shown on the Plat of Survey to be attached as Exhibit "D" to the Declaration; (i) public utility easements; (j) installments due after Closing for assessments levied pursuant to the Declaration; (k) private easements; (l) party wall rights and agreements (m) matters over which the title company has agreed to insure.

GRANTOR CERTIFIES THAT NOTICE OF INTENT AS REQUIRED BY SECTION 30 OF THE ILLINOIS CONDOMINIUM PROPERTY ACT WAS SERVED ON THE TENANTS AT THE PROPERTY AND THE TENANT OF THIS UNIT FAILED TO EXERCISE ITS RIGHT OF FIRST REFUSAL.

PIN: 14-20-417-017

COMMONLY KNOWN AS: 3317 N. KENMORE, UNIT 1, CHICAGO, IL 60657