

2021559 not for  
WARRANTY DEED

UNOFFICIAL COPY

0010341052

1781/0034 53 001 Page 1 of 3  
2001-04-26 11:18:05  
Cook County Recorder 25.50



THE GRANTOR O'Donnell Builders, 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, for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS in fee simple unto

Jennifer W. Haidu and Jeffrey A. Haidu, husband and wife, of 2540 North Racine, Apt 1, Chicago, Illinois 60614

not as joint tenants, nor as tenants in common, but as tenants by the entirety all interest in the following described real estate in the County of Cook and State of Illinois, to wit:

See reverse hereof for Legal Description

Permanent Index Number: 14-29-425-027-0000 (undivided)  
Address(es) of Real Estate: 1136 West Fullerton, Unit 3  
Chicago, Illinois

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

TO HAVE AND TO HOLD said premises FOREVER.

Said Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the Grantor has caused its name to be signed by these presents by its Manager this 17 day of April, 2001.

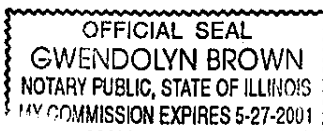
O'Donnell Builders, L.L.C.

By: [Signature]  
Authorized Representative

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 Patrick O'Donnell, Authorized Representative of O'Donnell Builders, L.L.C., 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 said instrument as his free and voluntary act, and as the free and voluntary act of O'Donnell Builders, L.L.C., for the uses and purposes therein set forth.

Given under my hand and official seal, this 17 day of April, 2001.



[Signature]  
NOTARY PUBLIC

My commission expires on \_\_\_\_\_

LEGAL DESCRIPTION

PARCEL 1:

UNIT NUMBER 3 IN THE 1136 WEST FULLERTON CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE WEST 30 FEET OF THE EAST 44 FEET OF LOT 17 IN BLOCK 3 IN LINN AND SWAN'S SUBDIVISION OF THE WEST 1/2 OF OUT LOT 18 IN CANAL TRUSTEES' SUBDIVISION OF THE EAST 1/2 OF SECTION 29, 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 0010294862, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

<sup>\*AND STORAGE SPACE S-3</sup>  
THE (EXCLUSIVE) RIGHT TO THE USE OF P-3<sup>\*</sup> LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0010294862.

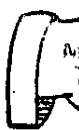
GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, HIS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS 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.

Subject only to: (1) real estate taxes not yet due and payable; (2) applicable zoning, building laws and ordinances; (3) public utility easements; (4) private easements for pedestrian ingress and egress; (5) provisions of the Municipal Code of Chicago; (6) provisions of the Condominium Property Act of Illinois (the "Act"); (7) all rights, easements, restrictions, conditions and reservations of record or contained in the Declaration or reserved by The 1136 West Fullerton Condominium Association (the "Association") to itself and its successors and assigns, for the benefit of all Unit Owners at the Condominium; (8) encroachments, if any, shown on the Plat of Survey attached to the Declaration that the title company insures over at Grantor's expense; (9) assessments due to the Association after the Closing Date; and (10) such other matters as to which the Title Insurer commits to insure Grantees against loss or damage.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY.

This instrument was prepared by: Eileen C. Lally, One East Wacker, Suite 2920  
Chicago, Illinois 60601

MAIL TO:

 Daniel L. Baskes, Esq.  
1500 West Adams Street  
Suite 629  
Chicago, Illinois 60606

SEND SUBSEQUENT TAX BILLS TO:

Jennifer W. Haidu and Jeffrey A. Haidu  
1136 West Fullerton  
Unit 3  
Chicago, Illinois 60614

**COUNTY TAX**  
**COOK COUNTY**  
 REAL ESTATE TRANSACTION TAX  
 APR. 26. 01  
 # 0000251087  
**REAL ESTATE TRANSFER TAX**  
 0024950  
 FP326670  
**REVENUE STAMP**

Real Estate Transfer Stamp  
 \$3,742.50  
 249576  
 City of Chicago  
 Dept. of Revenue  
 04/26/2001 10:31 Batch 14649 11

**STATE TAX**  
 STATE OF ILLINOIS  
 APR. 26. 01  
 # 0000024915  
**REAL ESTATE TRANSFER TAX**  
 0049900  
 FP326660  
 DEPARTMENT OF REVENUE  
 REAL ESTATE TRANSFER TAX

REORDER ITEM #: TX-1000 LABEL

Property Cook County Clerk's Office