

UNOFFICIAL COPY

WARRANTY DEED STATUTORY (ILLINOIS)

(LIMITED LIABILITY COMPANY TO INDIVIDUAL)

01010759 10f2 JJ

THE GRANTOR, Wellington Park Development, LLC, an Illinois Limited Liability Company, of the City of Chicago, State of Illinois for and in consideration of the sum of TEN (\$10.00) and 00/100 DOLLARS and other good and valuable consideration, in hand paid, CONVEY AND WARRANT TO:

Eric R. Forsyth and Angela M. Forsyth, as Husband and Wife, as Tenants by the Entirety, and not as Joint Tenants with Rights of Survivorship nor as Tenants in Common,

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

0010487178

2705/0037 49 001 Page 1 of 2 2001-06-06 12:27:39 Cook County Recorder 23.50



SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Real Estate Index Number (s): 14-30-223-041-0000; 14-30-223-042-0000

Address of Real Estate: 2932 N. Wood St. Unit D Chicago, Illinois

(above space for recorder only)

SUBJECT TO: (1) real estate taxes not yet due and payable; (2) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing; (3) applicable zoning and building laws or ordinances; (4) encroachments, utility easements, covenants, conditions, restrictions, easements and agreements of record, provided none of the foregoing materially adversely affect Buyer's quiet use and enjoyment of the premises as a residence; (5) covenants, restrictions, rights and easements set forth in the Declaration including any and all amendments and exhibits thereto; (6) acts done or suffered by Buyer, or anyone claiming, by, through, or under Buyer; and (7) liens and other matters as to which the Title Insurer (as hereinafter defined) commits to insure Buyer against loss or damage.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Managers this June 4, 2001.

Wellington Park Development, L.L.C.

BY: [Signature] Mark S. Goldstein, a Manager

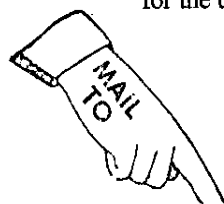
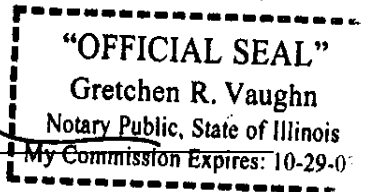
BY: [Signature] Ronald B. Shipka, Jr., a Manager

State of Illinois)) ss County of Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Mark S. Goldstein and Ronald B. Shipka, Jr. as Managers of Wellington Park Development, 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 the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Gretchen R. Vaughn Notary Public, State of Illinois My Commission Expires: 10-29-03, this June 4, 2001.

[Signature] Notary Public



This Instrument was prepared by Brown, Udell & Pomerantz, 2950 N. Lincoln Ave, Chicago, IL.

Mail to: Eric R. Forsyth Send subsequent tax bills to: Walter Pieciewicz 2932 N. Wood St, Unit D Chicago, IL 60657

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Legal Description

PARCEL 1:

THE EAST 18.80 FEET OF THE WEST 99.38 FEET OF LOT 4 IN WELLINGTON PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 17, 1999 AS DOCUMENT NUMBER 09079864M IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AFORESAID, AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND PARTY WALL RIGHTS FOR WELLINGTON PARK HOMEOWNERS ASSOCIATION RECORDED DECEMBER 11, 2000 AS DOCUMENT NUMBER 00970524.

"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANCES TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION, 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."


THE TENANT HAD NO RIGHT OF FIRST REFUSAL

ADDRESS: 2932 N. WOOD STREET UNIT D

PIN: 14-30-223-041; 14-30-223-042

CITY TAX

CITY OF CHICAGO



JUN.-6.01


REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000002710

REAL ESTATE TRANSFER TAX
0324000
FP326675

STATE TAX

STATE OF ILLINOIS



JUN.-6.01


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000002939

REAL ESTATE TRANSFER TAX
0043200
FP326703

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



JUN.-6.01

REVENUE STAMP

0000000796

REAL ESTATE TRANSFER TAX
0021600
FP326657

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