

WARRANTY DEED  
STATUTORY (ILLINOIS)

(LIMITED LIABILITY COMPANY TO INDIVIDUAL)

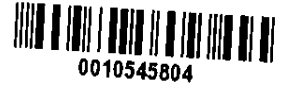
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07/06/01 Page 1 of 2

2001-06-21 11:07:54

Cook County Recorder 23.50



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: Anthony J. Krueger and Kathleen<sup>m</sup> Krist- Krueger as husband and wife as Tenants By The Entirety and not as Joint Tenants with rights of survivorship, nor a Tenants In Common. the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

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, Unit B  
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 18, 2001.

Wellington Park Development, L.L.C.

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

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

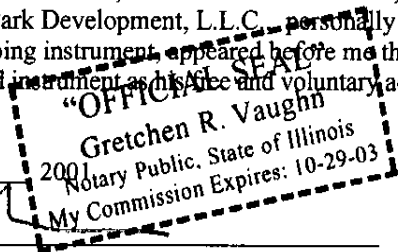
State of Illinois )  
                          ) ss  
County of Cook )

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 purpose therein set forth.

Given under my hand and official seal, this June 18



[Signature]  
Notary Public



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

Mail to: Mort Ruben  
3100 Dundee Rd, Ste. 502  
Northbrook, IL 60062  
Send subsequent tax bills to: Anthony & Kathleen Krueger  
2932 N. Wood, Unit B  
Chicago, IL 60657

# UNOFFICIAL COPY

## Legal Description

PARCEL 1:

THE EAST 20.46 FEET OF THE WEST 138.68 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 THREOF RECORDED NOVEMBER 17, 1999 AS DOCUMENT NUMBER 09079864, 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 HIMSELF, 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, #B, CHICAGO, ILLINOIS

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

CITY TAX

**CITY OF CHICAGO**



JUN. 21. 01

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX

03855.00


# 0000002740

FP326675

COUNTY TAX

**COOK COUNTY**

REAL ESTATE TRANSACTION TAX



JUN. 21. 01

REVENUE STAMP

REAL ESTATE TRANSFER TAX


00257.00

# 0000000845

FP326657

STATE TAX

**STATE OF ILLINOIS**



JUN. 21. 01

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX

00514.00

# 0000002988

FP326703