

WARRANTY DEED



CTI TT 832 7138 ABS NOABS 1062

THE GRANTOR, 1750 N. Wolcott LLC, 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, and pursuant to authority given by the Managers of said limited liability company, with its principal place of business in the County of Cook, City of Chicago and State of Illinois, for and in consideration of TEN (\$10.00) DOLLARS and other good and valuable considerations in hand paid CONVEYS and WARRANTS to the GRANTEEES, NANCY J. ABRAMS-RIVERA AND CARLOS ABRAMS-RIVERA, not as tenants in common and not as joint tenants with rights of survivorship, but as tenants by the entirety, as residents of the City of Chicago, 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

COMMON ADDRESS: 1750 N. Wolcott Unit 108, Chicago, Illinois 60622. PIN: 14-31-417-044-0000

3/0

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents issues, and profits thereof, and all the estate, right, title, interest, claim or hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, unto the Grantees, their heirs and assigns forever. There are no tenants currently occupying the aforementioned unit. And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantees, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it will WARRANT AND DEFEND,


**SUBJECT TO:** (a) General real estate taxes for the previous and current year not then due and for subsequent years, including taxes which may accrue by reason of new or additional improvements during the year of Closing; (b) special taxes or assessments for improvements not yet completed; (c) easements, covenants, restrictions, agreements, conditions and building lines of record and party wall rights; (d) the Condominium Property Act of the State of Illinois, (e) the Plat; (f) terms, provisions and conditions of the Condominium Documents, including all amendment and exhibits thereto; (g) applicable zoning and building laws and ordinances; (h) easement, if any; (i) unrecorded public utility easements, if any; (j) Purchaser's mortgage, if any; (k) plats of dedication and plats of subdivision and covenants thereon; (l) acts done or suffered by or judgments against Purchaser, or anyone claiming under Purchaser; (m) liens and other matters of title over which the Title Company is willing to insure without cost to Purchaser; (n) encroachments, if any; (o) rights of the municipality, State of Illinois, public and adjoining owners in that portion of the Property which comprises a vacated alley AND hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

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 for itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining property described herein.

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.

Dated this 6<sup>th</sup> day of June, 2001.

1750 N. WOLCOTT LLC, an Illinois Limited Liability Company;

BY:   
Mark Fishman, Manager

**BOX 333-CTI**

UNOFFICIAL COPY

Property of Cook County Clerk's Office

10-20-2000

# UNOFFICIAL COPY

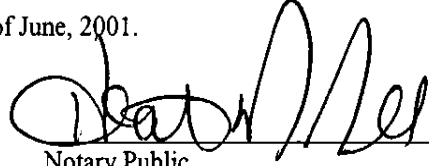
STATE OF ILLINOIS )  
 )  
COUNTY OF COOK K )

SS:

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that Mark Fishman, manager of 1750 N. Wolcott LLC, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and Deed of said Company, for the uses and purposes set forth.

GIVEN under my hand and notarial seal this 6<sup>th</sup> day of June, 2001.



  
Notary Public

Name of Person Preparing Deed  
Kwiatk & Ruben, Ltd.  
211 Waukegan Road, Suite 300  
Northfield, Illinois 60093-2747  
Tel.: (847) 441-7676

Name of New Taxpayer  
Nancy J. Abrams-Rivera &  
Carlos Abrams-Rivera  
1750 N. Wolcott Unit 108  
Chicago, IL 60622


Name of Buyer's Attorney  
Thomas Sammons, Esq.  
502 N. Plum Grove Rd.  
Palatine, IL 60067

**MAIL TO:**

Joseph S. Quinlan  
& Erin Quinlan  
1750 N. Wolcott Unit 106  
Chicago, IL 60622

10523487


STATE OF ILLINOIS

STATE TAX		JUN. 12. 01	REAL ESTATE TRANSFER TAX
			00332.00
			FP 102808

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 000009888


COOK COUNTY

COUNTY TAX		JUN. 12. 01	REAL ESTATE TRANSFER TAX
			00166.00
			FP 102802

REAL ESTATE TRANSACTION TAX  
REVENUE STAMP

# 0000009901

CITY OF CHICAGO

CITY TAX		JUN. 12. 01	REAL ESTATE TRANSFER TAX
			02490.00
			FP 102805

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 000000945

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## LEGAL DESCRIPTION

### PARCEL 1:

UNIT NUMBERS 108 IN THE SIGNATURE LOFTS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING TRACT OF LAND: LOTS 1 TO 10, BOTH INCLUSIVE, AND A STRIP OF LAND 24 FEET IN WIDTH BY 80 FEET IN LENGTH (FORMERLY AN ALLEY, NOW VACATED PURSUANT TO ORDINANCE RECORDED MAY 28, 1907 AS DOCUMENT NUMBER 4043402) LYING BETWEEN THE WEST LINE OF LOT 5 AND THE EAST LINE OF LOT 6, AND BOUNDED ON THE NORTH BY THE NORTH LINE OF SAID LOTS 5 AND 6 EXTENDED, AND ON THE SOUTH BY THE SOUTH LINE OF SAID LOTS 5 AND 6 EXTENDED, ALL IN E. RANDOLPH SMITH'S SUBDIVISION OF BLOCK 37 IN SHEFFIELD'S ADDITION TO CHICAGO, BEING THE WEST ½ OF THE SOUTH ½ OF THE SOUTHEAST ¼ OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0010328287; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-18, AND PRIVATE YARD TO UNIT 108 ALL AS LIMITED COMMON ELEMENTS AS DELINEATED ON THE DECLARATION RECORDED AFORESAID AS DOCUMENT 0010328287.

Cook County Clerk's Office  
10523487

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