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2001-07-18 08:46:12

Cook County Recorder 25.00



This instrument drafted by:
Michael J. Sreenan
853 North Elston Ave.
Chicago, Illinois 60622

7934005 CTIE Area 12th no alle

WARRANTY DEED

This indenture, made May 25, 2001 between 2929 N. WESTERN AVE., L.L.C., an Illinois limited liability company ("Grantor") and Denise C. Aird (Grantee") whose address is: 2934 N. River Walk Drive ,Unit 49, Chicago, IL 60618.

Witnesseth, that the Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration the receipt of which is acknowledged, does hereby grant, sell, convey and warrant unto the Grantee the following described real estate, situated in the City of Chicago, Cook County, Illinois to wit:

PARCEL 1: UNIT 49 IN THE RIVER WALK TOWNHOMES CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN PARTS OF LOTS IN BLOCK 9, IN CLYBOURN AVENUE ADDITION TO LAKEVIEW AND CHICAGO, IN SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00721016, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

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PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF THE DRIVEWAY FOR INGRESS AND EGRESS AND PARKING FOR THE BENEFIT OF UNIT 49, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 00721016.

PARCEL 3: A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS, USE AND ENJOYMENT UPON THE PROPERTY AS DEFINED, DESCRIBED AND DECLARED IN THE DECLARATION OF EASEMENTS AND COVENANTS RECORDED AS DOCUMENT NUMBER 00170099, AND AS AMENDED.

Grantor also hereby grants to the Grantee, and the successors and assigns of Grantee, 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 of Condominium for the benefit of the remaining property described therein.

BOX 333-CTI

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Property of Cook County Clerk's Office

STATE TAX

STATE OF ILLINOIS

JUL. 16.01

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000011628

REAL ESTATE TRANSFER TAX
00300,00
FP 102808

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX

JUL. 16.01

REVENUE STAMP

0000011642

REAL ESTATE TRANSFER TAX
0015000
FP 102802

CITY TAX

CITY OF CHICAGO

JUL. 16.01

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000005776

REAL ESTATE TRANSFER TAX
02250,00
FP 102805

106363300

77-828 100

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NOTARY PUBLIC STATE OF ILLINOIS
ROBIN S. GARDNER
OFFICE: 1000 N. LAUREL ST. CHICAGO, IL 60610
EXPIRES: 12/31/2011

12/31/2011