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2001-08-14 10:17:30
Cook County Recorder 23.50

WARRANTY DEED
STATUTORY (ILLINOIS)
(LIMITED LIABILITY COMPANY TO INDIVIDUAL)

01011303 1043 72
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: Jeff Geer and Ann M. Mauer, 1800N W. Diversey Parkway, Chicago, IL 60614,



~~not as Joint Tenants, but in Tenancy~~ *
the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

by the Entirety

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: 2946 N. Wood Unit A,
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 August 9, 2001.

Wellington Park Development, L.L.C.

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

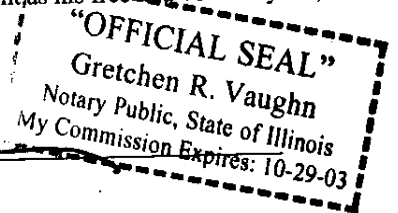
BY: [Signature]
Ronald B. Shipka, Jr., a Manager

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 August 9, 2001.

[Signature]
Notary Public



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

Mail to: Michelle Laiss
1530 W. Fullerton Ave.
Chicago, IL 60614

Send subsequent tax bills to: Jeff Geer and Ann M. Mauer
2946 N. Wood Unit A
Chicago, IL 60657

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Property of Cook County Clerk's Office

Legal Description

PARCEL 1:

LOT 2 (EXCEPT THE WEST 138.70 FEET) 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 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 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: 2946 N. Wood Unit A

PIN: 14-30-223-044

STATE TAX		AUG. 14. 01	STATE OF ILLINOIS
			REAL ESTATE TRANSFER TAX
			0055900
# 0000003167			FP326703

CITY TAX		AUG. 14. 01	CITY OF CHICAGO
			REAL ESTATE TRANSFER TAX
			0419250
# 0000002907			FP326675

COUNTY TAX		AUG. 14. 01	COOK COUNTY
			REAL ESTATE TRANSACTION TAX
			0027950
# 000001044			FP326657

REVENUE STAMP

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