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Cook County Recorder 27.50

NO1611 380 1062 SK



MAIL TO:

THOMAS Hitchcock
120 S. State #803
CHICAGO IL 60603



WARRANTY DEED

THIS INDENTURE made this August 15, 2001, between JEROME H. MEYER, as Trustee of the Crilly Court Trust, c/o Lakeview, Inc., 833 North Orleans Street, Suite 400, Chicago, Illinois 60610, as GRANTOR, and Bernard Kuempel and Judith Kuempel, husband and wife, as tenants by the entirety and not as joint tenants or as tenants in common, of 435 W. ERIE, City of CHICAGO, State of IL, as GRANTEE.

WITNESSETH, the Grantor, in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

PARCEL 1:

UNIT NO. 605 AND PARKING SPACE P-35 IN 550 W. FULTON CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 3 IN FULTON STATION 1ST RESUBDIVISION BEING A RESUBDIVISION OF FULTON STATION SUBDIVISION IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 4, 1998 AS DOCUMENT NUMBER 98682131, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 29, 2000 AS DOCUMENT NUMBER 00668990 AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AFORESAID, AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR FULTON STATION MASTER HOMEOWNERS ASSOCIATION RECORDED AUGUST 12, 1998 AS DOCUMENT NUMBER 98710624, AND AS AMENDED FROM TIME TO TIME.

PIN: 17-09-303-055-0000 (AFFECTS THE LAND AND OTHER PROPERTY)

COMMON ADDRESS: 550 W. FULTON STREET, #605, CHICAGO, ILLINOIS 60661

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CITY OF CHICAGO

CITY TAX



AUG. 16. 01

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000002915

REAL ESTATE
TRANSFER TAX

04125.00

FP326675

STATE OF ILLINOIS

STATE TAX



AUG. 16. 01

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000003189

REAL ESTATE
TRANSFER TAX

00550.00

FP326703

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX



AUG. 16. 01

REVENUE STAMP

0000001052

REAL ESTATE
TRANSFER TAX

00275.00

FP326657

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Together with all and singular the hereditaments and appurtenances therunto 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 demand whatsoever, unto the Grantee, either in law or in equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, its heirs and assigns forever.

Grantor also hereby grants to Grantee, his, her or their heirs and assigns, as rights and easements appurtenant to the above-described real estate, the rights and easements for the benefit of said real estate set forth in that certain Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for 550 W. Fulton Condominium made the 1st day of August, 2000 and recorded on August 29, 2000 in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 00668990 and as amended by that certain First Amendment to Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for 550 W. Fulton Condominium dated December 8, 2000 and recorded with said recorder on December 8, 2000 as Document Number 00969865 (the "Declaration"); and as set forth in that certain Declaration of Covenants, Conditions, Restrictions and Easements for Fulton Station Master Homeowners' Association made the 1st day of August, 1998 and recorded on August 12, 1998 with said recorder as Document Number 98710624 and amended by that certain First Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Fulton Station Master Homeowners' Association dated October 1, 1998 and recorded with said recorder on October 23, 1998 as Document Number 98955472 and the Second Amendment dated December 1, 1998 and recorded on December 16, 1998 as Document Number 08143281 and the Third Amendment dated May 1, 1999 and recorded on May 24, 1999 as Document Number 99499437 and Fourth Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Fulton Station Master Homeowners' Association dated February 1, 2000 and recorded on February 3, 2000 as Document Number 00089578 and the Fifth Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Fulton Station Master Homeowners' Association dated the 1st day of August, 2000 and recorded on August 18, 2000 as Document Number 00035039 and the Sixth Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Fulton Station Master Homeowners' Association dated the 5th day of January, 2001 and recorded on January 17, 2001 as Document Number 0010041799 (the "Master Declaration"). This deed is subject to all rights, easements, covenants, restrictions and reservations contained in said Declaration and Master Declaration the same as though the provisions of said Declaration and Master declaration were recited and stipulated at length herein.

And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with Grantee, his, her or 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 GRANTOR WILL WARRANT AND DEFEND the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, subject to the following provided that the same do not interfere with Grantee's use or access of the Dwelling Unit or the Parking Space:

- (a) current non-delinquent real estate taxes and taxes for subsequent years;
- (b) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing;
- (c) the Condominium Property Act of the State of Illinois and the Municipal Code of the City of Chicago, Section 13-72 et seq., including all amendments thereto;
- (d) the Declaration, including all amendments and exhibits attached thereto;
- (e) public, private and utility easements recorded at any time prior to closing, including any easements established by or implied from the Declaration, the Master Declaration or amendments thereto and an easement in favor of the City of Chicago and the Chicago Transit Authority under the vacated portion of Milwaukee Avenue constituting a portion of the Project and/or a portion of the common property governed and operated by the Master Association (which easement provides for, among other things, operation of existing CTA facilities, access by CTA, waiver of claims and insurance;
- (f) covenants, conditions, agreements, building lines and restrictions of record;
- (g) applicable building and zoning laws, statutes, ordinances and restrictions;
- (h) roads and highways, if any;
- (i) leases and licenses affecting Common Elements and/or the common property governed and operated by the Master Association;

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- (j) matters set forth in the Plat of Resubdivision for the Project;
- (k) the Master Declaration, including all amendments and exhibits attached thereto;
- (l) acts done or suffered by the Grantee or anyone claiming by, through or under the Grantee;
- (m) Grantee's mortgage;
- (n) adverse encroachment of an existing building over south line of the north 100 feet more or less of the west 10 feet more or less and onto the subject premises by as much as 1.47 feet more or less (affects the common area of the Master Association only); and
- (o) easement agreement dated August 5, 1997 and recorded August 28, 1997 as Document No. 97636805 between TCF National Bank, IL as trustee, and Seller (affects the common area of the Master Association only).

AND THE SAID GRANTOR does hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois providing for exemption or homesteads from sale on execution or otherwise.

TO HAVE AND TO HOLD the same unto said Grantee, and to the proper use, benefit and behalf, forever, of said Grantee.

IN WITNESS WHEREOF, Grantor has caused its name to be signed the date and year first above written.

JEROME H. MEYER, as Trustee of the Crilly Court Trust

By: _____

Jerome H. Meyer

STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)

I, JACOB J. KAUFMAN, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that JEROME H. MEYER, as Trustee of the Crilly Court Trust, is 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, including the release and waiver of the right of homestead.

GIVEN under my hand and official seal, this 14th day of August, 2001.



 Notary Public

THIS INSTRUMENT WAS PREPARED BY:
RUTTENBERG & RUTTENBERG, 833 N. ORLEANS STREET, SUITE 400, CHICAGO, ILLINOIS 60610

Send Subsequent Tax Bills To:

BERNARD KUEMPEL, 550 W. FULTON #605
CHICAGO, IL 60661

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