



WARRANTY DEED

THIS AGREEMENT, made this 28th day of February, 2001, between Dakin Court L.L.C., 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, Grantor, and Lisa Raber and Charles Carpenter, not as Tenants in Common, but as Joint Tenants with right of survivorship, of Chicago, Illinois. Grantees, WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantees, the receipt whereof is hereby acknowledged, and pursuant to authority of the Members of said company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantees, and to the Grantees' heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows to wit:

SEE EXHIBIT "A" LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

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 demand whatsoever, of the Grantor, either in law or 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, the Grantee's heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantees, and the Grantees' 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 encumbered 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 those matters stated on Exhibit "A" attached hereto and made a part hereof.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its duly authorized member, the day and year first above written.

STATE OF ILLINOIS)
COUNTY OF COOK)

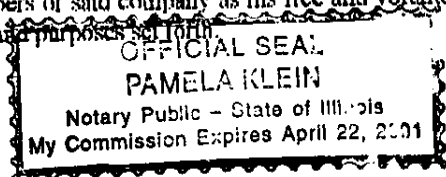
Dakin Court, L.L.C.,
an Illinois Limited Liability Company

By: [Signature]
Daniel Tina, Manager

I, the undersigned, a Notary Public in and for the said County, in the State, aforesaid, DO HEREBY CERTIFY that DANIEL TINA is personally known to me to be the Manager of Dakin Court, L.L.C., an Illinois Limited Liability Company, and whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument pursuant to authority given by the Members of said company as his free and voluntary act and as the free and voluntary act and deed of said corporation, for the uses and purposes set forth.

Given under my hand and notarial seal this 28th day of February, 2001.

Notary Public [Signature]



This instrument prepared by: Sara J. McMurray, Esq., Matanky and Matanky, 1332 N. Halsted St., Ste. 300, Chicago, IL 60622. After recording, return to: Lawrence M. Lusk 6822 W. Hubbard, Chicago IL 60631

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EUGENE "GENE" MOORE
RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES
COOK COUNTY, ILLINOIS

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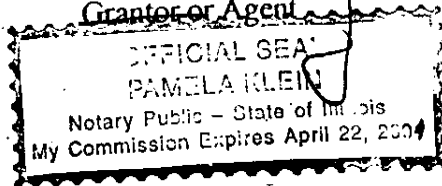
GRANTOR/GRANTEE STATEMENT

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantor shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated August 3, 2001

Signature: Robert W. Matursky
Grantor or Agent

Subscribed and sworn to before me
By the said Robert W. Matursky
This 3rd day of August, 2001
Notary Public Pamela Klein

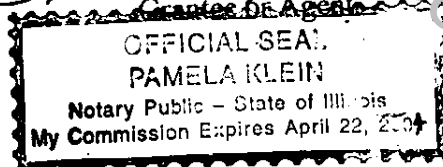


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated Aug. 3, 2001

Signature: Lawrence M. Lusk
Grantee or Agent

Subscribed and sworn to before me
By the said Lawrence M. Lusk
This 3rd day of August, 2001
Notary Public Pamela Klein



NOTE: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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EXHIBIT "A"
LEGAL DESCRIPTION

UNIT S17 IN THE 1050 WEST DAKIN CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 AND 2 AND THE WEST 17 FEET OF LOT 3 IN GILBERT M. WIEK'S SUBDIVISION OF PART OF BLOCK 3 IN LAFLIN, SMITH & DYER'S SUBDIVISION OF THE NORTHEAST 1/4 (EXCEPT 1.28 ACRES IN THE NORTHEAST CORNER THEREOF) OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT _____, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

commonly known as: 1050 W. Dakin, Storage Unit S17, Chicago, IL 60613

Part of Permanent Index No.: 14-20-201-012-0000

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE^s, AND GRANTEE^s' 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 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;

GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE;

LIMITATIONS AND CONDITIONS IMPOSED BY THE ILLINOIS CONDOMINIUM PROPERTY ACT;

LEASES AND LICENSES AFFECTING THE COMMON ELEMENTS, OR PORTIONS THEREOF, IF ANY, AND,

COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD, ENCROACHMENTS, BUILDING LINE RESTRICTIONS AND ANY VIOLATIONS THEREOF AND USE OR OCCUPANCY RESTRICTIONS.

THE UNIT IS NOT OCCUPIED BY ANY TENANT, AND THE PRIOR TENANT, IF ANY, WAIVED OR FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

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