

UNOFFICIAL COPY

0010850269

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2001-09-13 14:27:05

Cook County Recorder 25.50

469416
WARRANTY DEED

Mailed To:



Martin P. Cottone
1701 Lake Avenue #140
Glenview, Illinois 60025

Send Subsequent Tax Bills To:

Ann Brush
7526-1E North Ridge
Chicago, Illinois 60645

The GRANTOR Northridge Condominiums, L.L.C., an Illinois Limited Liability Company, for and in consideration of Ten and No/100 (\$10.00) Dollars in hand paid, CONVEY and WARRANT to the GRANTEE Ann Brush, 706 Sheridan Road, Evanston, Illinois, of the City of Evanston, County of Cook, State of Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1:

UNIT NUMBER 7526-1E IN THE NORTH END CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 1 IN PINGREE STREET AND RIDGE AVENUE ADDITION TO ROGERS PARK, A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN,

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0010339040; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2:

THE RIGHT TO THE USE OF P-2, A LIMITED COMMON ELEMENT AS DESCRIBED IN THE AFORESAID DECLARATION.

Grantor, hereby grants to Grantee and his/their 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 recorded in the Office of the Recorder of Deeds in Cook County, Illinois as Document No. 0010339040 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, restrictions, conditions, covenants and reservations in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

Together with the tenements and appurtenances thereunto belonging.

TICOR TITLE INSURANCE


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COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX



SEP. 10. 01


REVENUE STAMP

REAL ESTATE TRANSFER TAX
0007325
FP32670

0000001516

STATE OF ILLINOIS

STATE TAX



SEP. 10. 01


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
0014650
FP 102809

0000001545

CITY OF CHICAGO

CITY TAX



SEP. 10. 01

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
0109875
FP 102803

0000002639

Property of Cook County Clerk's Office

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The tenant, if any, of this Unit has either waived or has filed to exercise his right of first refusal to purchase this Unit or had no right of first refusal, pursuant to the Illinois Condominium Property Act or any municipal ordinance, or is the purchaser thereof.

Subject To: General Real Estate Taxes for 2000 and subsequent years; building setback lines; easements for public utilities; terms, covenants, conditions, and restrictions of record.

Hereby releasing and waiving all right under and by virtue of the Homestead Exemption Laws of the State of Illinois,

TO HAVE AND TO HOLD said premises forever.

Property Index Number(s): 11-30-307-052

Address of Real Estate: Unit #1E, 7526 North Ridge, Chicago, Illinois 60645

DATED this 27th day of August, 2001

Northridge Condominiums, L.L.C.

By: Joseph Weiss
Joseph Weiss, Manager

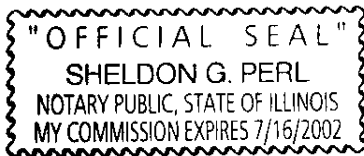
This Document Prepared by: Morgen & Perl
7101 North Cicero, Suite 100
Lincolnwood, Illinois 60712

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, Do Hereby Certify that Joseph Weiss, manager of the Northridge Condominiums, L.L.C., personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as the free and voluntary act of said company, 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 27th day of August, 2001.

[Signature]
Notary Public



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