

UNOFFICIAL COPY

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7001/0191 05 001 Page 1 of 3  
2001-09-21 12:55:46  
Cook County Recorder 25.00



0010883345

**WARRANTY**

**DEED**

**JOINT TENANCY**

**THIS INDENTURE**, made as of this 17th day of September, 2001 between **GO-CATS LLC, a/k/a GO-CATS LLC, an Illinois limited liability company**, ("Grantor") and **Delphine G. Lenoir, an unmarried person and Erin R. French, an unmarried person** ("Grantee"), whose address is 3052 North Ashland Avenue, Apt. 2-S, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid by the Grantee to the Grantor, the receipt and sufficiency of which is hereby acknowledged, by these presents does **CONVEY AND WARRANT** unto the Grantee, their successors and assigns, not in Tenancy in Common but in Joint Tenancy, **FOREVER**, all the following described real estate ("Real Estate"), situated in the County of Cook, State of Illinois known and described as follows, to wit:

3  
MAS

UNIT NO. 2764-X3

IN THE HAMPTON PARK CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 1 IN MICHAEL DANIEL'S SUBDIVISION, BEING A SUBDIVISION OF PART OF LOTS 18 AND 19 IN GEORGE SMITH'S SUBDIVISION OF THE SOUTH PORTION OF QUILMETTE RESERVE IN TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM, THAT PART OF SAID LOT 1 DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST EASTERLY NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 00 DEGREES 00 MINUTES 50 SECONDS WEST ALONG THE EAST LINE THEREOF, 197.00 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 50 SECONDS WEST, 57.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 50 SECONDS EAST, 197.00 FEET TO AN INTERSECTION WITH A NORTH LINE OF SAID LOT 1; THENCE NORTH 89 DEGREES 55 MINUTES 50 SECONDS EAST ALONG SAID NORTH LINE, 57.00 FEET TO THE POINT OF BEGINNING,

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 20, 2001 AS DOCUMENT 0010766359 TOGETHER WITH ITS UNDIVIDED INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE OF P-9 A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 0010766359.

**Permanent Real Estate Index Number:** 05-35-311-013-0000 (affects other real estate)

**Address of Real Estate:** 2764-X3 Hampton Parkway  
Evanston, Illinois 60201

17938602 D1 (2/08 79/28m)

BOX 333-CTI

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 party of the first part, 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, their successors and assigns forever.

Grantor also hereby grants to the Grantee, their successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the Declaration of Condominium; and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining land 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.

**Subject to:** (1) General real estate taxes not yet due and payable; (2) easements, covenants, restrictions and building lines of record; (3) encroachments, if any, which do not affect the use of the Unit; (4) applicable City of Evanston zoning, condominium and building laws or ordinances; (5) acts done or suffered by Purchaser; (6) Condominium Property Act of Illinois; (7) Declaration of Condominium ("Declaration") and all amendments thereto; (8) existing leases to Unit, if any; (9) liens and other matters over which the title insurer provided for herein commits to insure by endorsement; (10) existing leases, licenses and agreements affecting the Common Elements; (11) utility easements, if any, whether recorded or unrecorded; and (12) installments due after Closing for assessments levied pursuant to the Declaration.

THE TENANT OF THE UNIT CONVEYED HEREBY HAS EITHER WAIVED OR FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL OR OPTION OR HAD NO RIGHT OF FIRST REFUSAL OR OPTION WITH RESPECT TO THE UNIT CONVEYED HEREBY.

IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be executed as of the day and year first written above.

GO-CATS LLC, a/k/a GO CATS LLC,  
an Illinois limited liability company

By: Granite Properties, Inc., Manager

By: [Signature]  
Its: VICE PRESIDENT

CITY OF EVANSTON 009954

Real Estate Transfer Tax  
City Clerk's Office

PAID SEP 13 2001 AMOUNT \$ 945.00

Agent [Signature]

STATE OF ILLINOIS

STATE TAX



SEP. 20. 01

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000015378

REAL ESTATE TRANSFER TAX
0019000
FP 102808