

UNOFFICIAL COPY

00108154

1870012 50 001 Page 1 of 3
2000-02-14 10:35:52
Cook County Recorder 25.50



00108154

WARRANTY DEED
STATUTORY (ILLINOIS)
LIMITED LIABILITY COMPANY
TO INDIVIDUAL

N/9902807
1 of 2

GRANTOR, Chatham Club L.L.C., an Illinois limited liability company, for and in consideration of the sum of TEN and 00/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, CONVEYS AND WARRANTS TO

DEBRA D. LAWS
of 1037 E. 100TH PLACE, CHICAGO, IL 60628

a married woman, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

(SEE LEGAL DESCRIPTION SET FORTH IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF).

SUBJECT TO the matters set forth in Exhibit A attached hereto.

3

Permanent Real Estate Index Number(s): 25-03-115-008, -011, -012, -013, -014, -018, -019, -020, -034; 25-03-501-001

Address of Real Estate: 8940 S. INDIANA, Chicago, IL 60619

IN WITNESS WHEREOF, said Grantor has executed this deed this 21st day of January, 2000.

Chatham Club L.L.C.,
an Illinois limited liability company

By: Chatham Woods Corporation,
an Illinois corporation, Manager

By: Gary Scott Saipe
Gary Scott Saipe, Vice President

Attest: Kathleen LaMantia
Kathleen LaMantia, Assistant Secretary

UNOFFICIAL COPY

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 Gary Scott Saipe, personally known to me to be the Vice President, and Kathleen LaMantia, personally known to me to be the Assistant Secretary, of Chatham Woods Corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as the Vice President and Assistant Secretary, respectively, they signed and delivered the said instrument pursuant to authority given by the Board of Directors of Chatham Woods Corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, as the manager of Chatham Club L.L.C., for the uses and purposes therein set forth.

Given under my hand and official seal, on January 21, 2000.

IMPRESS
NOTARIAL SEAL
HERE




Eve Safarik
Notary Public

My Commission Expires

This instrument was prepared by Gary Scott Saipe, Esq., 980 N. Michigan Avenue, Suite 1280, Chicago, Illinois 60601.

CITY TAX

CITY OF CHICAGO



FEB. -3.00

0000000496


REAL ESTATE TRANSFER TAX
01425.00
FP326675

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX



FEB. -3.00


000000535

REAL ESTATE TRANSFER TAX
00095.00
FP326657

REVENUE STAMP

STATE TAX

STATE OF ILLINOIS



FEB. -3.00

0000000537

REAL ESTATE TRANSFER TAX
00190.00
FP326703

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

Mail to: ERICH PAVER
101 BURR RIDGE PARKWAY
BURR RIDGE, ILL 60521

Send subsequent Tax Bill To:
Debra D. Laws
8940 S. Indiana
Chicago, IL 60619

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

Parcel 1:

LOT 63 IN THE CHATHAM CLUB, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 25, 1998 AS DOCUMENT NO. 98860318 IN COOK COUNTY, ILLINOIS.

Parcel 2:

EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AFORESAID, AS SET FORTH IN THE DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR THE CHATHAM CLUB HOMEOWNERS ASSOCIATION RECORDED DECEMBER 11, 1998 AS DOCUMENT NUMBER 05128989.

THIS DEED IS SUBJECT TO REAL ESTATE TAXES NOT YET DUE AND PAYABLE; ZONING AND BUILDING LAWS OR ORDINANCES; COVENANTS, CONDITIONS, RESTRICTIONS AND UTILITY EASEMENTS OF RECORD; PROVIDED THE REAL ESTATE IMPROVEMENTS DO NOT VIOLATE OR ENCROACH THEREON; DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR THE CHATHAM CLUB HOMEOWNERS ASSOCIATION, AS AMENDED FROM TIME TO TIME (THE "DECLARATION"), CROSS-UTILITY EASEMENTS WITH ADJACENT SINGLE FAMILY HOMES ACROSS THE REAR OF THE BACKYARD OF THE REAL ESTATE FOR UTILITY INSTALLATION, MAINTENANCE, SERVICE AND REPAIR; RIGHTS OF COMMONWEALTH EDISON, AMERITECH, PEOPLES GAS AND OTHER UTILITY AND CABLE COMPANIES IN THE REAR FIFTEEN (15) FEET OF THE BACKYARD OF THE REAL ESTATE FOR THE INSTALLATION, MAINTENANCE AND REPAIR OF SUCH SERVICES, PROVIDED THE REAL ESTATE IMPROVEMENTS DO NOT VIOLATE OR ENCROACH THEREON; RIGHTS OF UTILITIES IN VACATED STREETS AND ALLEYS FOR MAINTENANCE; RESTRICTIONS SET FORTH ON THE PLAT OF SUBDIVISION FOR THE CHATHAM CLUB; AND SUCH OTHER MATTERS WHICH THE TITLE INSURER COMMITS TO INSURE BUYER AGAINST LOSS OR DAMAGE.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.