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2001-10-17 08:57:24 Cook County Recorder 25.88

This instrument drafted by: Michael J. Sreenan 853 North Elston-Ave: Chicago, Illinois 60622

0010963837

## **WARRANTY DEED**

This indenture, made April 27, 2001 between 2929 N. WESTERN AVE., L.L.C., an Illinois limited liability company ("Grantor") and Nicole R. Hudson and Christopher M. Finelli (Grantee") whose address is: 2354 W. G. orge Street. Unit 34, Chicago, IL 60618.

\* NOT AS TENANTS IN COMMON BUT AS JOINT TENANTS WITH THERIGHT OF SURVIVORSHIP

Witnesseth, that the Gran or, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration the receipt of which is acknowledged, does hereby grant, sell, convey and warrant unto the Grantee the following described real estate, situated in the City of Chicago, Cook County, Illinois to wit:

PARCEL 1: UNIT 34 IN THE RIVER WALK TOWNHOMES CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN PARTS OF LOTS IN BLOCK 9, IN CLYDCURN AVENUE ADDITION TO LAKEVIEW AND CHICAGO, IN SECTION 30, TOWNSHIP 40 NCPTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 06721016, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF THE DRIVEWAY FOR INGRESS AND EGRESS AND PARKING FOR THE BENEFIT OF UNIT 10, A LIMITED COMMON ELEMENT, - AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 00721016.

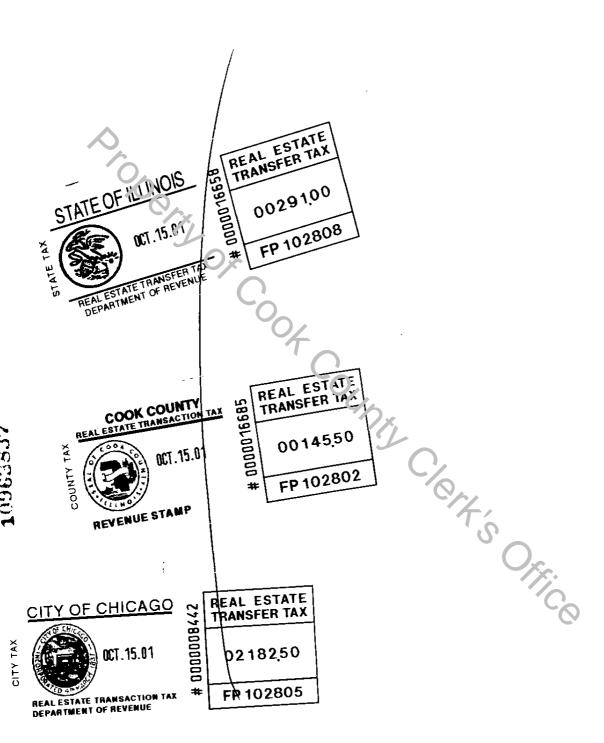
PARCEL 3: A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS, USE AND ENJOYMENT UPON THE PROPERTY AS DEFINED, DESCRIBED AND DECLARED IN THE DECLARATION OF EASEMENTS AND COVENANTS RECORDED AS DOCUMENT NUMBER 00170099, AND AS AMENDED.

Grantor also hereby grants to the Grantee, and the successors and assigns of Grantee, 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 of Condominium for the benefit of the remaining property described therein.

BOX 333-CT

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## **UNOFFICIAL COPY**





## **UNOFFICIAL COPY**

This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration of Condominium the same as though the provisions of said Declaration were recited and stipulated at length herein.

Commonly known as: 2354 W. George St., Unit 34, Chicago, Illinois. Permanent Index Numbers: 14-30-116-010.

To Have And To Hold the same unto the Grantee as aforesaid and to the proper use, benefit and behoof of the Grantee forever.

In Witnes: Whereof, the Grantor has executed this Deed as of the date first above written.

2929 N. Western Ave., L.L.C. an Illinois limited liability company

By: Rezmar Corporation, an Illinois corporation, its manager

Bv

s Assistant Secretary

State of Illinois)

) ss

County of Cook)

The undersigned, a Notary Public in and for said County in the State aforesaid, Does Hereby Certify that Marinel Mateo, Assistant Secretary of Rezmar Corporation, the manager of Grantor, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such president appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act, and as the free and voluntary act of Rezmar Corporation, as manager, for the uses and purposes therein set forth;

Given under my hand and Notarial Seal, April 27th, 2008. STATE OF ILLINOIS

Notary Public

Upon recordation, return to:

Special Seal, April 27th, 2008. STATE OF ILLINOIS

Notary Public

Upon recordation, return to:

Special Seal, State of Illinois

Notary Public

Notary Public

Nicole Y. Huson

196. Lasalla, State 300

2354 4- George St

Chicago, IL 100003

Chicago, IL 100003

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