

**WARRANTY DEED
CORPORATION GRANTOR**

MC 2035300 10030
The Grantor, **SCHAEFER
BUILDING CORP.,** an
Illinois corporation, 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, for and in
consideration of Ten and
No/100 Dollars (\$10.00) and
other good and valuable
consideration in hand paid, and



pursuant to the authority given by the Board of Directors of said corporation, CONVEYS and
WARRANTS to **DAVID B. BENTON of 3915 N. HOYNE, CHICAGO, IL 60613**, the
following described real estate situated in the County of Cook and State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION RIDER FOR DEED

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption
Laws of the State of Illinois. **TO HAVE AND TO HOLD** said premises.

PIN: 14-17-205-016 and 14-17-205-017

COMMONLY KNOWN AS: 827-35 W. LAWRENCE, UNIT 835-1N
CHICAGO, IL 60640

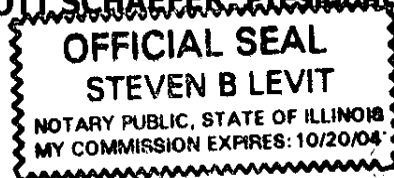
IN WITNESS WHEREOF, said Grantor has caused its name to be signed by these
presents by its President and attested by its President, this 5th day of October, 2001.

**SCHAEFER BUILDING CORP.,
an Illinois corporation**

By:

Scott Schaefer

SCOTT SCHAEFER, President



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UNOFFICIAL COPY

0010937655

This Instrument Prepared By:

HAL A. LIPSHUTZ
1120 W. BELMONT AVE.
CHICAGO, IL 60657-3313

Send subsequent tax bills to:

DAVID B. BENTON
827-35 W. LAWRENCE, UNIT 835-1N
CHICAGO, IL 60640



MAIL TO: **KIMBERLY A. DUDA**

19 S. LASALLE, #1500, CHICAGO, IL 60603

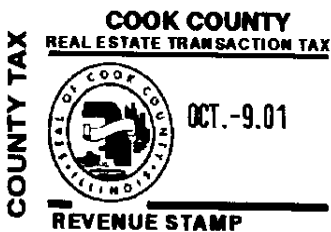
STATE OF ILLINOIS)

) SS:

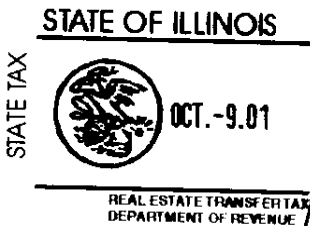
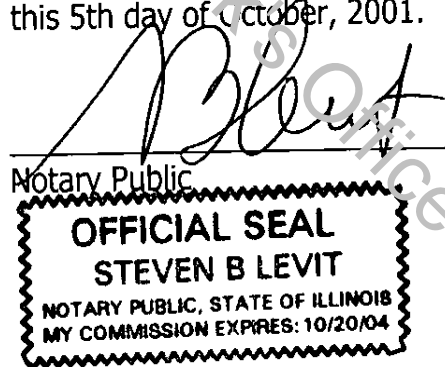
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that **SCOTT SCHAEFER, PRESIDENT OF SCHAEFER BUILDING CORP., an Illinois corporation**, personally known to me to the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered such instrument as his own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal, this 5th day of October, 2001.



REAL ESTATE TRANSFER TAX
00066.00
0000064537
FP326670



REAL ESTATE TRANSFER TAX
00132.00
00003267
FP326660

City of Chicago
Dept. of Revenue
262751



Real Estate
Transfer Stamp
\$990.00

10/09/2001 11:44 Batch 03125 18

LEGAL DESCRIPTION RIDER FOR DEED

PARCEL 1: UNIT 835-1N IN THE LAWRENCE SHORES CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 3 AND 4 IN THE SUBDIVISION OF THE NORTH 4 ACRES OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, 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 0010283191 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-19, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0010283191.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS 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; 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.

THIS DEED IS FURTHER SUBJECT TO: (a) general real estate taxes not due and payable at the time of Closing; (b) applicable zoning, building laws and ordinances; (c) the limitations and conditions imposed by the Act; (d) the limitations and conditions imposed by the Municipal Code of Chicago; (e) the Condominium Documents including all amendments and exhibits thereto; (f) covenants, conditions, declarations, restrictions and building lines of record; (g) acts done or suffered by Purchaser or anyone claiming by through or under Purchaser; (h) encroachments, if any, as shown on the Plat of Survey to be attached as Exhibit "D" to the Declaration; (i) public utility easements; (j) installments due after Closing for assessments levied pursuant to the Declaration; (k) private easements; (l) party wall rights and agreements (m) matters over which the title company has agreed to insure.

GRANTOR CERTIFIES THAT NOTICE OF INTENT AS REQUIRED BY SECTION 30 OF THE ILLINOIS CONDOMINIUM PROPERTY ACT WAS SERVED ON THE TENANTS AT THE PROPERTY AND THE TENANT OF THIS UNIT FAILED TO EXERCISE ITS RIGHT OF FIRST REFUSAL.

PIN: 14-17-205-016 AND 14-17-205-017

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