

WARRANTY DEED

2033729MTCLaSalle

UNOFFICIAL COPY 0011088381

7066/0051 11 001 Page 1 of 2  
2001-11-19 11:29:37  
Cook County Recorder 23.50



0011088381

THIS AGREEMENT, made this 16<sup>th</sup> day of November, 2001, between 2649 Southport L.L.C., an Illinois Limited Liability Company, 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, Grantor, and Brian and Lisa M. Weis, husband and wife, as tenants by the entirety of Chicago, Illinois, Grantee, WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the Members of said company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to the Grantee's heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

SEE EXHIBIT "A" LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

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 Grantor, 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, the Grantee's heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, and the Grantee's heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to those matters stated on Exhibit "A" attached hereto and made a part hereof.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its duly authorized member, the day and year first above written.

2649 Southport, L.L.C.,  
an Illinois Limited Liability Company

STATE OF ILLINOIS )  
COUNTY OF COOK )

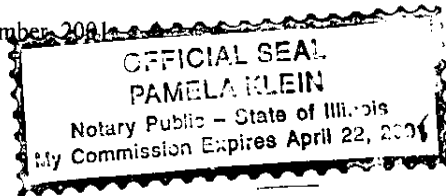
By: [Signature]  
Barry B. Kreisler, Manager

I, the undersigned, a Notary Public in and for the said County, in the State, aforesaid, DO HEREBY CERTIFY that Barry B. Kreisler is personally known to me to be the Manager of 2649 Southport, L.L.C., an Illinois Limited Liability Company, and whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument pursuant to authority given by the Members of said company as his free and voluntary act and as the free and voluntary act and deed of said corporation, for the uses and purposes set forth.

Given under my hand and notarial seal this 16<sup>th</sup> day of November, 2001.

[Signature]

Notary Public



This instrument prepared by: Sara J. McMurray, Esq., Matanky and Matanky, 1332 N. Halsted St., Ste. 300, Chicago, IL 60622  
After recording, return to:

MAIL Jonathan Aven  
TO 75 E. Wacker Dr. #700  
Chicago IL 60601

# UNOFFICIAL COPY

## EXHIBIT "A" LEGAL DESCRIPTION

11088381

### PARCEL 1:

UNIT 3 IN THE 2649 N. SOUTHPORT CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 9 IN ALTGELD'S SUBDIVISION OF THE NORTH 1/2 AND THE SOUTHEAST 1/4 OF THE SUBDIVISION OF BLOCK 4 OF OGDEN SHELDON AND COMPANY SUBDIVISION OF OUTLOT 44 OF SHEFFIELD'S ADDITION TO CHICAGO SECTION 29, 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 0011043154, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

commonly known as: Unit 3, 2649 N. Southport, Chicago, IL

Part of Permanent Index No.: 14-29-367-004-0000

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, AND GRANTEE'S 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, 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;

GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE;

REQUIREMENTS AND CONDITIONS IMPOSED BY THE ILLINOIS CONDOMINIUM PROPERTY ACT;


LIEN, EASES AND LICENSES AFFECTING THE COMMON ELEMENTS, OR PORTIONS THEREOF, IF ANY; AND,

COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD, ENCROACHMENTS, BUILDING LINE RESTRICTIONS AND ANY VIOLATIONS THEREOF AND USE OR OCCUPANCY RESTRICTIONS.

THE UNIT IS NOT OCCUPIED BY ANY TENANT, AND THE PRIOR TENANT, IF ANY, WAIVED OR FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

STATE TAX

STATE OF ILLINOIS



NOV. 19.01


REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000033862

REAL ESTATE TRANSFER TAX
00415.00
FP326669

COUNTY TAX

COOK COUNTY  
REAL ESTATE TRANSACTION TAX



NOV. 19.01

REVENUE STAMP

# 0000067413

REAL ESTATE TRANSFER TAX
00207.50
FP326670

City of Chicago  
Dept. of Revenue  
265566  
11/19/2001 10:13 Batch 11424 7  
Real Estate  
Transfer Stamp  
\$3,112.50