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2001-11-27 12:30:26
Cook County Recorder 25.50

WARRANTY DEED

2035692 MJK
MAIL TO: *[Signature]*

James D. Zazakis, Esq.
4334 N. Hazel Street
Chicago, IL 60613



SEND TAX BILLS TO:

Michael J. Roberts
Steven M. Abel MJK
807 W. Buckingham Place
Chicago, IL 60657

THIS INDENTURE, ^{J.} made this 7th day of November, 2001 between RICO DEVELOPERS, INC., an Illinois Corporation, as party of the first part, and STEVEN ABEL and MICHAEL ROBERTS, both of 930 N. Wood Street, Unit 1, Chicago, Illinois, party of the second part, for and in consideration of the sum of TEN and 00/100 DOLLARS, in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Operating Agreement of said company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, their heirs and assigns, FOREVER, all of the following described real estate situated in the County of Cook and State of Illinois known and described as follows, not as tenants in common, but as JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, to wit:

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3m

PARCEL 1:
UNIT 2W IN THE GORDON PLACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 39 IN BLOCK 2 IN BUCKINGHAM'S SUBDIVISION OF BLOCK 4 IN PARTITION OF THE NORTH 3/4 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 20, 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 0010784337, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:
THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-2W, ~~AND UTILITY LIMITED COMMON ELEMENT FOR UNITS 2W AND~~ ~~LIMITED COMMON ELEMENT~~ AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0010784337.

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"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENT 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."

SUBJECT TO: real estate taxes not yet due and payable; special taxes or assessment for improvements not yet completed and other assessments or installments thereof not due and payable at the time of the Closing; applicable zoning and building laws or ordinances; the Declaration including any and all exhibits thereto and amendments thereof as permitted by the Declaration and the Act; provision of the Act; easements, covenants, conditions, agreements, building lines and restrictions of record which do not materially affect the use of the Premises as a single-family residence; acts done or suffered by Buyer, or anyone claiming, by, through or under Buyer; and liens, encroachments and other matters as to which the Title insurer commits to insure Buyer against loss or damage.

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 forever.

Permanent Real Estate Index Number: 14-20-420-041-0000

Address of Real Estate: 805-07 W. BUCKINGHAM, UNIT 2W, CHICAGO, ILLINOIS
60657

DATED this 7 day of NOVEMBER, 2001.

RICO DEVELOPERS, INC., an Illinois Corporation

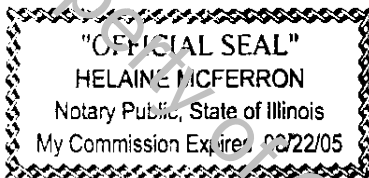
By: X. Anthony Rico
Its President

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WARRANTY DEED

STATE OF ILLINOIS, COUNTY OF COOK ss. I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that HENRY B. RICO, President of RICO DEVELOPERS, INC., an Illinois Corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that s/he signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 7 day of November, 2001.



Helaine McFerron

Notary Public

This instrument prepared by: MULRYAN AND YORK, Attorneys at Law, 3442 N. Southport, Chicago, Illinois 60657.

