

UNOFFICIAL COPY

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2000-03-07 14:30:59
Cook County Recorder 25.00



Chicago Title Insurance Company
WARRANTY DEED
ILLINOIS STATUTORY



00162393

7852817-20008752
- 2000-03-07

PROPERTY OF COOK COUNTY RECORDER'S OFFICE

THE GRANTOR(S), 6101 South Greenwood LLC, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Robbie Schaffer, fee simple, (GRANTEE'S ADDRESS) 1617 E. 50th Pl., Chicago, Illinois 60615 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit 'A' attached hereto and made a part hereof

SUBJECT TO: (1) real estate taxes for the year 2000 and subsequent years, including taxes which may accrue by reason of new or additional improvements during the year 1999 or thereafter, (2) provisions of the Illinois Condominium Property Act, as amended from time to time; (3) the Declaration of Condominium Ownership and Covenants, Conditions, Easements, and Restrictions for The University View Condominiums, as filed with the Cook County Recorder's Office and amended from time to time; (4) conditions, covenants, restrictions, and building lines of record; (5) applicable zoning and building laws or ordinances; (6) easements existing or of record; (7) such other matters, to which the Title Insurer commits to insure Grantee against loss or damage; (8) acts done or suffered by Grantee; and (9) special taxes or assessments not due as of Closing.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 20-14-311-001-0000, 20-14-311-002-0000
Address(es) of Real Estate: 1113 E. 61st Street, Unit 5-1, Chicago, Illinois 60637

Dated this 28th day of February, 2000

6101 South Greenwood LLC

By: Ann Marie O'Brien
Ann Marie O'Brien
Manager

Attest _____

BOX 333-CTI

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I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT

Ann Marie O'Brien

personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 28th day of February, 2000

00162393



Kenneth A. Michaels Jr. (Notary Public)

Prepared By: Kenneth A. Michaels Jr.
53 W. Jackson Blvd., Suite 520
Chicago, Illinois 60604

Mail To:
Robbie Schaffer
1617 E. 50th Pl.
Chicago, Illinois 60615

Name & Address of Taxpayer:
Robbie Schaffer
1617 E. 50th Pl.
Chicago, Illinois 60615

COOK
CO. NO. 018
3 0 1 5 2 8



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

MAR-6'00 DEPT. OF REVENUE 112.50

P.B. 10686

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP MAR-6'00
P.D. 11424
56.25



★ 0 8 9 4 9 4 ★

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX

DEPT. OF REVENUE MAR-6'00
P.B. 11187



843.75

Unit 5-1 in The University View Condominiums as delineated on a survey of the following described real estate:

All of Lot 24 and the North 23 feet of the West 85 feet and the North 27 feet of the East 86 feet of Lot 23 in the Subdivision of Block 2 of Charles Busby's Subdivision of the South ½ of the Southwest ¼ (except 2½ acres) of Section 14, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois;

Which Survey is attached to the Declaration of Condominium Ownership and Covenants, Conditions, Easements and Restrictions for The University View Condominiums ("Declaration") made by 6101 South Greenwood LLC and recorded in the office of the Recorder of Deeds of Cook County, Illinois as Document No. 09021357, together with its undivided percentage interest in the common elements, in Cook County, Illinois;

Grantor also hereby grants to Grantees, their 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, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the Declaration for the benefit of the remaining property described therein.

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

Property of Cook County Clerk's Office