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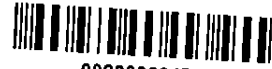
99770066 53 001 Page 1 of 3

2002-01-03 11:23:43

Cook County Recorder

25.50

WARRANTY DEED
STATUTORY (ILLINOIS)
(LIMITED LIABILITY COMPANY
TO INDIVIDUAL)



0020006947

THE GRANTOR, TROY/CULLOM, LLC,
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, for and
in consideration of the sum of TEN (10.00) and

(above space for recorder only)

00/100 DOLLARS and other good and
valuable consideration, in hand paid and pursuant to the authority of the Managing Member of said Limited
Liability Company CONVEYS AND WARRANTS TO:

Timothy G. Healy, an unmarried man
2824 N. Orchard Street
Chicago, IL 60637

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

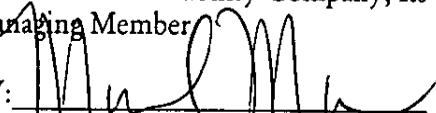
SEE LEGAL DESCRIPTION ATTACHED
HERETO AND MADE A PART HEREOF AS EXHIBIT A.

PIN: 13-13-301-016-000

Common Address: 4309 N. Troy, #2, Chicago, Illinois 60618 and PU-2

SUBJECT TO: (1) real estate taxes not yet due and payable; (2) ~~special taxes or assessments for~~⁷⁰
~~improvements not yet completed~~ and other assessments or installments thereof not due and payable at the
time of closing; (3) applicable zoning and building laws or ordinances; (4) utility easements, covenants,
conditions, restrictions, easements, and agreements of record; (5) provision of the Condominium Property
Act of Illinois; (6) the Declaration of Condominium; (7) reservation by Seller to itself and its successors and
assigns, for the benefit of all unit owners at the Condominium, of the rights and easements set forth in the
Declaration.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Managing
Member this 14th day of December, 2001.

Troy/Cullom, LLC, an Illinois
Limited Liability Company,
BY: JMM Developments, LLC, an
Illinois Limited Liability Company, Its
Managing Member
BY: 
Maria Mason, Its Managing Member

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

20005947

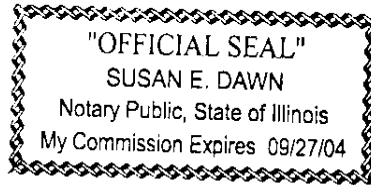
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Marla Mason, Managing Member of JMM Developments, LLC, the Managing Member of Troy/Cullom, LLC, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as Managing Member that she signed, sealed and delivered the said instrument pursuant to authority given by the Managing Member as her free and voluntary act, for the uses and purpose therein set forth.

Given under my hand and official seal, this 14th day of December, 2001.

My commission expires:



Notary Public



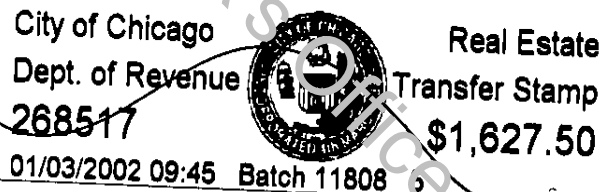
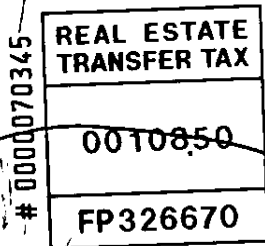
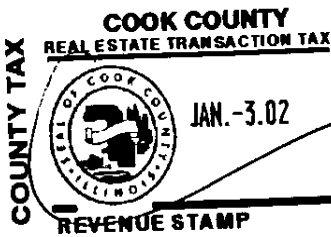
This Instrument was prepared by Panter, Dawn & Associates, 70 W. Madison, Suite 610, Chicago, IL 60602.

After recording
Mail to:

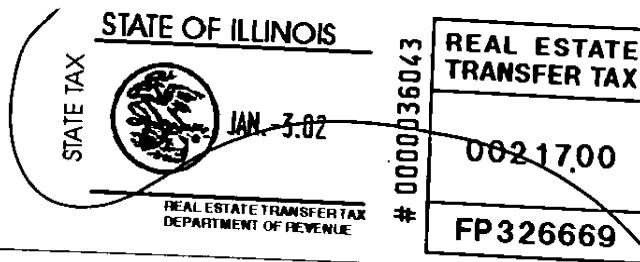
Fred Sherman
800 Waukegan Road
Suite 204
Glenview, Illinois 60025

Send subsequent tax bills to:

Timothy G. Healy
4309 N. Troy, #2
Chicago, Illinois 60618



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2655



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EXHIBIT A

20006947

LEGAL DESCRIPTION:

PARCEL 1:

UNIT 4309-2 AND PU-2 IN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

UNIT NUMBER 4309-2 AND PU-2 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE PARK PLACE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0010962007, AS AMENDED FROM TIME TO TIME, IN THE NORTHEAST $\frac{1}{4}$ OF THE WEST $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

The exclusive right to use Storage Locker S-09-2, a limited common element as delineated on the survey attached to the Declaration of Condominium recorded as Document 0010962007.

PERMANENT INDEX NO.: 13-13-301-016-0000

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 describe 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.

The Tenant of unit has failed to exercise the right of first refusal.