



**WARRANTY
DEED
JOINT TENANCY**

THIS INDENTURE, made as of this 22nd day of January, 2002 between Sunnyside Development, L.L.C. an Illinois limited liability company, ("Grantor") and Daniel A. Sierra, a single person and Laura Egstad, a single person, ("Grantee"), whose address is 5365 Audobon Avenue, #201, River Grove Heights, MN 55077 for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid by the Grantee to the Grantor, the receipt and sufficiency of which is hereby acknowledged, by these presents does CONVEY and WARRANT unto the Grantee, their successors and assigns, not in Tenancy in Common but in Joint Tenancy, FOREVER, all the following described real estate ("Real Estate"), situated in the County of Cook, State of Illinois known and described as follows, to wit:

Parcel 1: Unit No. 1A in the 3215 West Sunnyside Condominium as delineated on a survey of the following described real estate:

Lot 44 in Block 1 in Northwest Land Association Subdivision of the South 665.6 of the East 1/2 of the Northeast 1/4 of Section 14, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois;

Which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document No. 97240565; together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2: The exclusive right to the use of Storage Space S-2, a limited common element, as delineated on the survey attached to the Declaration aforesaid recorded as Document No. 97240565.

Permanent Real Estate Index Number: 13-14-228-038-1002
Address of Real Estate: Unit No. 1A
3215 West Sunnyside
Chicago, Illinois 60625

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

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party of the first part, 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, their successors and assigns forever.

Grantor also hereby grants to the Grantee, their successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit 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 land described therein.

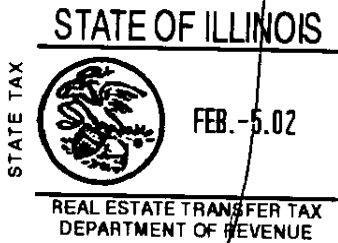
Subject to: (1) general real estate taxes for the year 2001 and subsequent years; (2) other assessments or installments thereof not due and payable at the time of Closing; (3) the Condominium Property Act; (4) the Condominium Declaration; (5) public, private and utility easements which do not interfere with the habitability or marketability of the Unit; (6) covenants, conditions and restrictions of record that do not interfere with Purchaser's use of the Unit or the Common elements; (7) applicable zoning, planned unit development and building laws, ordinances and restrictions; (8) leases and licenses affecting the Common Elements; (9) acts done or suffered by the Purchaser; (10) rights of the public, the City of Chicago and State of Illinois in and to that part of the land taken and used for roads and highways, if any.

IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be executed as of the day and year first written above.

Sunnyside Development, LLC,
an Illinois limited liability company

By: Michael A. Julian
Its Managing Member

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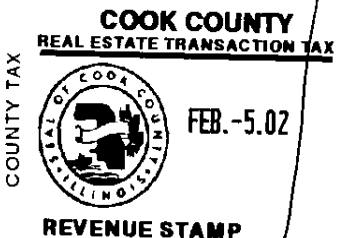


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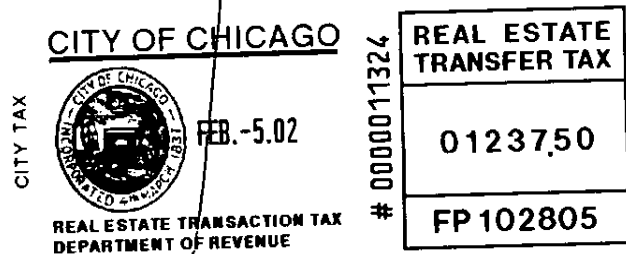
THIS DOCUMENT WAS PREPARED BY:

James A. Field
Field and Goldberg, LLC
321 South Plymouth Court
Suite 800
Chicago, IL 60604



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| REAL ESTATE TRANSFER TAX |
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| REAL ESTATE TRANSFER TAX |
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STATE OF ILLINOIS)
COUNTY OF COOK) SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Michael A. Julian, a **Managing Member of Sunnyside Development, LLC, an Illinois limited liability company**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal as of this 22nd day of January, 2002.

Gail L. Candela
Notary Public



AFTER RECORDING, THIS DOCUMENT SHOULD BE RETURNED TO:

E. Christopher Caravette
One IBM Plaza - 330 N. Wabash, #2905
Chicago, IL 60611

SUBSEQUENT TAX BILLS SHOULD BE MAILED TO:

Daniel A. Sierra, Jr.
3215 West Sunnyside, Unit 1A
Chicago, IL 60625

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