

UNOFFICIAL COPY

0020248342

2241/0135 90 001 Page 1 of 3

2002-03-05 13:58:54

Cook County Recorder

25.50

**WARRANTY DEED  
ILLINOIS STATUTORY**

*all*  
*MC 20376792032*  
The Grantor, **BUCKINGHAM  
CONDOMINIUMS, L.L.C.**, a Limited  
Liability Company of 200 North  
Washington Square, Suite 400,  
Lansing, Michigan 48933 for and  
in consideration of TEN & 00/100  
DOLLARS, and other good and  
valuable consideration in hand  
paid, CONVEYS and WARRANTS to  
ANDREW T. KNECHT of 3318 North  
Halsted Street, Chicago, Cook  
County, Illinois, the following  
described Real Estate situated in  
the County of Cook in the State  
of Illinois, to wit:



0020248342

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF  
**THIS IS NOT HOMESTEAD PROPERTY**

3^

**SUBJECT TO:** General real estate taxes for 2002 and subsequent years;  
special taxes or assessments for Improvements not yet completed;  
easements, covenants, restrictions, agreements, conditions and building  
lines of record and party wall rights; terms, provisions and conditions of  
the Condominium Documents, including all amendments and exhibits  
thereto; zoning and building laws and ordinances; easements, roads and  
highways, if any; public utility easements; drainage ditches, titles and  
laterals, if any.

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

**PIN:** 14-20-419-057-

**ADDRESS:** 820 West Buckingham, Unit 1, Chicago, Illinois

Dated this 14th day of February, 2002.

*Joel I. Ferguson*  
Joel I. Ferguson

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STATE OF MICHIGAN, COUNTY OF INGHAM

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, Certify that JOEL I. FERGUSON, Member of Buckingham Condominiums, L.L.C, a Limited Liability Company, 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 he signed, sealed and delivered the said instrument as his 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 14<sup>th</sup> day of February, 2002

Shannon M. Niedecken

Notary Public

SHANNON M. NIEDECKEN  
Notary Public, Clinton County, MI  
Acting in INGHAM  
My Comm. Expires June 29, 2004

**Prepared By:**

Simon Edelstein  
939 West Grace  
Chicago, Illinois 60613



Mail To:

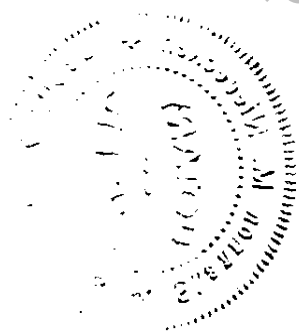
Judith E. Fors  
4669 North Manor Avenue  
Chicago, Illinois 60625

Name & Address of Taxpayer:

ANDREW T. KNECHT 820 West Buckingham, Unit 1, Chicago, IL



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Property of Cook County Clerk's Office

# UNOFFICIAL COPY

FP326660
0044500
REAL ESTATE TRANSFER TAX

# 0000037001

DEPARTMENT OF REVENUE  
REAL ESTATE TRANSFER TAX

MAR.-5.02



STATE TAX

STATE OF ILLINOIS

City of Chicago  
Dept. of Revenue  
272121Real Estate  
Transfer Stamp  
\$3,337.50

03/05/2002 10:47 Batch 11211 31

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## LEGAL DESCRIPTION

### PARCEL 1:

UNIT NUMBER 1 IN BEAU SOLEIL ON BUCKINGHAM CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 36 IN BLOCK 1 IN BUCKINGHAMS SUBDIVISION OF BLOCK 4 IN THE 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 00797310, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-2 AND STORAGE SPACE S-1 LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 00797310.

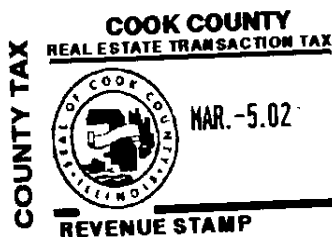
PIN: 14-20-419-057-0000

14-20-419-101-1001

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"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 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."



# 000003606

REAL ESTATE TRANSFER TAX
0022250
FP326670