

WARRANTY DEED
MAIL ROOM

Mail To:

Patrick J. Powers
19 South LaSalle
Suite #507
Chicago, Illinois 60603



Send Subsequent Tax Bills To:

Edward A. Brunt
7530-3E North Ridge
Chicago, Illinois 60645

The GRANTOR Northridge Condominiums, L.L.C., an Illinois Limited Liability Company, for and in consideration of Ten and No/100 (\$10.00) Dollars in hand paid, CONVEY and WARRANT to the GRANTEE Edward A. Brunt, 1351 West Touhy, #3S, Chicago, Illinois, of the City of Chicago, County of Cook, State of Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

UNIT NUMBER 7530-3E IN THE NORTH END CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 1 IN PINGREE STREET AND RIDGE AVENUE ADDITION TO ROGERS PARK, A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN,

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0010339040; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

Grantor, hereby grants to Grantee and his/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 of Condominium aforesaid recorded in the Office of the Recorder of Deeds in Cook County, Illinois as Document No. 0010339040 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, restrictions, conditions, covenants and reservations in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.


Together with the tenements and appurtenances thereunto belonging.

The tenant, if any, of this Unit has either waived or has filed to exercise his right of first refusal to purchase this Unit or had no right of first refusal, pursuant to the Illinois Condominium Property Act or any municipal ordinance, or is the purchaser thereof.

TICOR TITLE INSURANCE


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CITY OF CHICAGO
CITY TAX

APR. -3.02
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE


0000024206

REAL ESTATE TRANSFER TAX
04136.25
FP 102803

STATE OF ILLINOIS
STATE TAX

APR. 3.02
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000003394

REAL ESTATE TRANSFER TAX
00151.50
FP 102809

COOK COUNTY
REAL ESTATE TRANSACTION TAX
COUNTY TAX

APR. -3.02
REVENUE STAMP

0000003337

REAL ESTATE TRANSFER TAX
00075.75
FP 326707

Property of Cook County Clerk's Office

UNOFFICIAL COPY

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Subject To: General Real Estate Taxes for 2002 and subsequent years; building setback lines; easements for public utilities; terms, covenants, conditions, and restrictions of record.

Hereby releasing and waiving all right under and by virtue of the Homestead Exemption Laws of the State of Illinois,

TO HAVE AND TO HOLD said premises forever.

Property Index Number(s): 11-30-307-052

Address of Real Estate: Unit 3E, 7530 North Ridge, Chicago, Illinois 60645

DATED this 21 day of March, 2002

Northridge Condominiums, L.L.C.

By: Joseph Weiss
Joseph Weiss, Manager

This Document Prepared by:

Morgen & Perl
7101 North Cicero, Suite 100
Lincolnwood, Illinois 60712

20389638

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, Do Hereby Certify that Joseph Weiss, manager of the Northridge Condominiums, L.L.C., personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as the free and voluntary act of said company, 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 28 day of March, 2002.

Diane Hayes
Notary Public

