

T31 # 210082

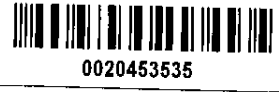
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0020453535

3270/0006 88 001 Page 1 of 3
2002-04-19 12:48:18
Cook County Recorder 25.00

WARRANTY DEED
Tenancy in Common
Statutory (Illinois)

THIS AGREEMENT, made this 2nd day of April, 2002, between Country Club Condominiums Limited Partnership, an Illinois limited partnership 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, party of the first part, and **Gloria Sudbury**, party of the second part,



WITNESSETH, that the party of the first part, for and in consideration of \$10.00 in hand and other good and valuable consideration paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to his heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

See legal description in Exhibit A, attached hereto and made a part hereof

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 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 party of the second part, his heirs and assigns forever

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the part of the second part, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: (a) real estate taxes not yet due and payable; (b) zoning and building laws or ordinances; (c) all rights, easements, restrictions, conditions and reservations of record or contained in the Declaration and a reservation by The PARK WATERS CONDOMINIUM RESIDENCES HOMEOWNERS' ASSOCIATION, (the "Association") 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; (d) Utility easements of record, provided the Premises does not encroach thereon; (e) provisions of the Condominium Property Act of Illinois (the "Act"); (f) Special taxes and assessments for improvements not yet completed; (g) Party wall rights and agreements; (h) Roads and highways; (i) any and all leases and licenses to the Common Elements; and (j) such other matters as to which the Title Insurer commits to insure Buyer against loss or damage.

Permanent Real Estate Index Number(s): 20-24-429-001, vol. 261
Address of real estate: 7040-D S. Oglesby and Parking Space #5, Chicago, Illinois, 60649

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its Manager, the day and year first above written.

Gary Poter, Manager
East 70th Development, L.L.C.
General Partner
Country Club Condominiums Limited Partnership

City of Chicago
Dept. of Revenue
275666
04/19/2002 12:02 Batch 06531 23

Real Estate
Transfer Stamp
\$1,173.75

Box 430

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Property of Cook County Clerk's Office

This instrument was prepared by Jeffrey Brand, 5440 N. Cumberland, Chicago, Illinois 60656.

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, JEFFREY BRAND, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Gary Poter, personally known to me to be the Manager of EAST 70TH PLACE DEVELOPMENT, L.L.C., GENERAL PARTNER OF COUNTRY CLUB CONDOMINIUMS LIMITED PARTNERSHIP, an Illinois Limited Partnership, and 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 severally acknowledged that as such Manager, he signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 2nd day of April, 2002.

STATE TAX	STATE OF ILLINOIS	REAL ESTATE TRANSFER TAX
	APR. 19.02	0015650
	# 0000038770	RP326669
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	

Notary Public
 Commission expires

OFFICIAL SEAL
JEFFREY L BRAND
 NOTARY PUBLIC, STATE OF ILLINOIS
 MY COMMISSION EXPIRES: 08/13/06

COUNTY TAX	COOK COUNTY	REAL ESTATE TRANSFER TAX
	APR. 19.02	0007825
	# 0000075609	FP326670
	REVENUE STAMP	

Return To
 Steven Sandusky
 20 N. Clark St
 Suite 1725
 Chicago, IL 60602

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John W. Bossera

Date 3/19/2002

Property Address: 7040-D S. OGLESBY UNIT 202, CHICAGO, ILLINOIS 60649

Exhibit "A"

Legal Description

***UNIT 202 AND PARKING UNIT P-2 IN THE PARK WATERS CONDOMINIUM RESIDENCES, AS DELINEATED ON A SURVEY OF A PORTION OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 1 TO 15 INCLUSIVE IN BLOCK 5 IN RESUBDIVISION OF BLOCKS 10 AND 11 AND PART OF BLOCK 12 IN SOUTH SHORE DIVISION NO. 5, BEING A SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 10, 1910 AS DOCUMENT 4608737 IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 19, 2002 AS DOCUMENT NO. 0020309943, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.***

A.P.N. # : 20-24-429-001



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