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1277 0236 15 001 Page 1 of 3

2002-04-22 12:26:42

Cook County Recorder

25.00

TO# 17015 172 LP

WARRANTY DEED



This Indenture, made this  
14<sup>th</sup> day of March, 2002,  
between **Helpe Enterprises, LLC.**,  
an **Illinois Limited Liability Company**  
created and existing under  
the State of Illinois 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  
**Joanna Rupp**,

a single person party of  
the second part WITNESSETH,  
that the party of the  
first part, for and  
in consideration  
of the sum of Ten 00/100  
Dollars (10.00) and good  
and valuable consideration

in hand paid by the party of the second part, the receipt whereof  
is hereby acknowledged, and pursuant to authority of the  
President and Secretary thereof, by these presents does REMISE,  
RELEASE, ALIEN, CONVEY and WARRANT unto the party of the second  
part and to her heirs and assigns, FOREVER, all the following  
described real estate, situated in the County of Cook and State  
of Illinois unknown and described as follows, to wit:

**LEGAL DESCRIPTION**

PARCEL 1: UNIT 3S, IN THE 2717 NORTH WILTON CONDOMINIUM AS DELINEATED ON PLAT  
SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 10 AND 11 (EXCEPT THE SOUTH 0.43 FEET) IN HELM AND BERGMAN'S SUBDIVISION  
(EXCEPT THE WEST 48.00 FEET OF THE NORTH 125.00 FEET THEREOF) OF BLOCK 2 OF  
BERGMAN'S SUBDIVISION OF THE WEST 3/4 OF OUTLOT 9 OF CANAL TRUSTEE'S  
SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST  
OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM  
OWNERSHIP MADE BY HELPE ENTERPRISES, L.L.C, RECORDED ON AUGUST 28, 2001 AS  
DOCUMENT NUMBER 001-0796222, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST  
IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-5, LIMITED COMMON ELEMENTS AS

*Joanna Rupp*

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DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AS EXHIBIT "D" AFORESAID AS DOCUMENT 001-0796222.

Together with all and singular the hereditament and appurtenances thereunto belonging, or in anyway 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 in equity, of, in and to the above described premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

(a) General real estate taxes not yet due and for subsequent years not yet due, including taxes which August accrue by reason of new or additional improvements during the year of closing;

(b) Easements, covenants, restrictions, agreements, conditions, and building lines of record and party wall rights;

(c) Applicable Zoning and Building Laws and Ordinances;

(d) Roads and Highways, if any;

(e) Unrecorded public utility easements, if any;

(f) Grantee's Mortgage, if any;

(g) Plats of dedication and covenants thereof, if any;

(h) Acts done or suffered by Grantee, or anyone claiming under the Grantee.

Permanent Real Estate Index Number(s): 14-29-405-013-0000  
14-29-405-014-0000

Address of Real Estate: 2717 North Wilton Ave, #3S, Chicago, IL 60614

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, aforesaid, 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.

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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.


In Witness Whereof, the affiant has caused his signature to be affixed hereto, this 14<sup>th</sup> day of March, 2002.

HELPE ENTERPRISES, L.L.C.  
an Illinois Limited Liability Company

By:

*Fintan McCarthy*  
Manager/Member

State of Illinois )  
                          ) ss  
County of Cook

STATE TAX		STATE OF ILLINOIS	REAL ESTATE TRANSFER TAX
		APR. 19. 02	0038500
		REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	* FP 102808

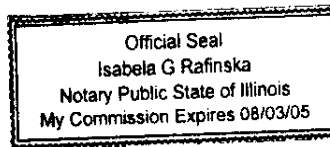
I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Fintan McCarthy** personally known to me to be the Manager of **HELPE ENTERPRISES, L.L.C.**, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they signed and delivered the said instrument as **HELPE ENTERPRISES, L.L.C.**, and caused the company seal of said corporation to be affixed thereto, pursuant to authority, given by the managers of said company as their free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 14<sup>th</sup> day of March, 2002.


PREPARED BY:  
JOHN D COLBERT & ASSOC.  
2724 N LINCOLN AVENUE  
CHICAGO IL 60614

*Isabela G. Rafinska*  
NOTARY PUBLIC

MAIL TO  
TAXES TO:  
JOANNA RUPP  
2717 N WILTON AVENUE #3S  
CHICAGO IL 60614




CITY TAX

	CITY OF CHICAGO
APR. 19. 02	REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE

# 000013475

REAL ESTATE TRANSFER TAX
02887.50
FP 102805

COUNTY TAX

	COOK COUNTY
APR. 19. 02	REAL ESTATE TRANSACTION TAX

REVENUE STAMP

# 0000026978

REAL ESTATE TRANSFER TAX
00192.50
FP 102802

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