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334/0120 54 001 Page 1 of 4

2002-04-24 12:39:59

Cook County Recorder 27.50

After recording, mail to:

Michael J. Durkin
Ungaretti & Harris
3500 Three First National Plaza
Chicago, Illinois 60602-4283



0020468957

WARRANTY DEED

THIS DEED is made as of this 17th day of April, 2002, between Michael Sands and Diana Sands, husband and wife, of the City of Chicago, County of Cook and State of Illinois, Grantors, to DIANA SANDS, AS TRUSTEE OF THE DIANA SANDS REVOCABLE TRUST, dated February 28, 2002, Grantee.

Grantors, for and in consideration of the sum of Ten Dollars and No/100ths and other good and valuable consideration, convey and warrant to Grantee, the following described Real Estate, to-wit:

**SEE LEGAL DESCRIPTION ATTACHED HERETO
AND MADE A PART HEREOF**

situated in the County of Cook, in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

To have and to hold the Real Estate unto Grantee forever.


Permanent Real Estate Number: 14-30-403-092-1021
Address of the Real Estate: 2750 North Paulina Street
Chicago, Illinois 60614

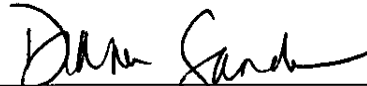
This deed is exempt from taxation pursuant to Section 4, Paragraph (e) of the Illinois Real Estate Transfer Tax Act.

Michael J. Durkin

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IN WITNESS WHEREOF, Grantors have executed this Deed as of the day and year first above written.


MICHAEL SANDS


DIANA SANDS

This instrument was prepared by:

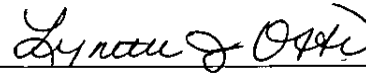
Michael J. Durkin
Ungaretti & Harris
3500 Three First National Plaza
Chicago, Illinois 60602-4283

STATE OF ILLINOIS)
)
COUNTY OF Cook)

I, Lynette J. Otto, a Notary Public in and for the said County, in the State aforesaid, do hereby certify that MICHAEL SANDS and DIANA SANDS personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 17th day of APRIL 2002.




Notary Public

Commission Expires: 2/5/05

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Legal Description

UNIT 2750 IN LAKEVIEW COMMONS TOWNHOME CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING 2 PARCELS OF REAL ESTATE:

PARCEL 1:

LOT 1 IN DIVERSEY-PAULINA HOMES SUBDIVISION BEING A SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EAST 12.0 FEET OF THE WEST HALF OF VACATED N. HERMITAGE AVENUE LYING SOUTH OF THE WESTWARDLY EXTENSION OF THE SOUTH LINE OF THE NORTH 106 FEET OF LOT 2 AND LYING NORTH OF THE WESTWARDLY EXTENSION OF THE SOUTH LINE OF THE NORTH 70.0 FEET OF SAID LOT 2 IN NORTHWESTERN TERRA COTTA COMPANY'S RESUBDIVISION OF PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, 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 00906723, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PINS: 14-30-403-21-0000; 14-30-403-022-0000; 14-30-403-023-0000; 14-30-403-024-0000; 14-30-403-025-0000; 14-30-403-026-0000; 14-30-403-029-0000; 14-30-403-052-0000

"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANCES 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."

THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL

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STATEMENT BY GRANTOR AND GRANTEE

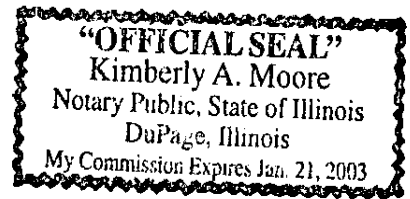
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: 4/17/02

Signature [Signature]
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID Agent
THIS 17th DAY OF April
2002.

NOTARY PUBLIC [Signature]



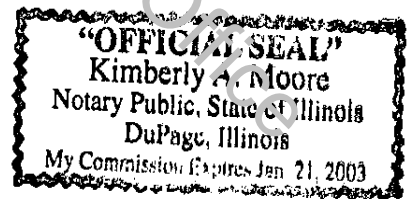
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date 4/17/02

Signature [Signature]
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID Grant
THIS 17th DAY OF April
2002.

NOTARY PUBLIC [Signature]



Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

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