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0020490440

2007-0184 15 001 Page 1 of 5

2002-04-30 12:06:35

Cook County Recorder 29.00

WARRANTY DEED



THIS INDENTURE, made as of this 24th day of April, 2002 between ^{David} GO-CATS LLC, a/k/a GO CATS LLC, an Illinois limited liability company, ("Grantor") and Scott ~~and~~ ^{David} Braun and Rory Ross Braun, husband and wife, ("Grantee"), whose address is 1121 West Wrightwood, Apt. 1, Chicago, Illinois 60614, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid by the Grantee to the Grantor, the receipt and sufficiency of which is hereby acknowledged, by these presents does CONVEY AND WARRANT unto the Grantee, their successors and assigns, not as Joint Tenants or Tenants in Common but as Tenants by the Entirety, FOREVER, all the following described real estate ("Real Estate"), situated in the County of Cook, State of Illinois known and described as follows, to wit:

SEE ATTACHED EXHIBIT 'A'

Permanent Real Estate Index Number: 05-35-311-013-0000 (affects other real estate)

Address of Real Estate: 2766 Hampton Parkway, Unit AA2
Evanston, Illinois 60201

Together with all and singular the hereditaments and appurtenances thereto 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 Grantee, his/her successors and assigns forever.


Grantor also hereby grants to the Grantee, his/her successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit 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 land 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.

BOX 333-CT1

179 96016 D1 SW

5 CE

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STATE TAX
STATE OF ILLINOIS

APR. 29. 02
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000027480
REAL ESTATE TRANSFER TAX
00195.00
FF 102808

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX

APR. 29. 02
REVENUE STAMP

0000027564
REAL ESTATE TRANSFER TAX
00097.50
FP 102802

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Property of Cook County Clerk's Office

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Subject to: (1) General real estate taxes not yet due and payable; (2) easements, covenants, restrictions and building lines of record; (3) encroachments, if any, which do not affect the use of the Unit; (4) applicable City of Evanston zoning, condominium and building laws or ordinances; (5) acts done or suffered by Purchaser; (6) Condominium Property Act of Illinois; (7) Declaration of Condominium ("Declaration") and all amendments thereto; (8) existing leases to Unit, if any; (9) liens and other matters over which the title insurer provided for herein commits to insure by endorsement; (10) existing leases, licenses and agreements affecting the Common Elements; (11) utility easements, if any, whether recorded or unrecorded; and (12) installments due after Closing for assessments levied pursuant to the Declaration.

THE TENANT OF THE UNIT CONVEYED HEREBY HAS EITHER WAIVED OR FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL OR OPTION OR HAD NO RIGHT OF FIRST REFUSAL OR OPTION WITH RESPECT TO THE UNIT CONVEYED HEREBY.

IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be executed as of the day and year first written above.

CITY OF EVANSTON
Real Estate Transfer Tax
City Clerk's Office

010940

GO-CATS LLC, a/k/a GO CATS LLC,
an Illinois limited liability company

By: Granite Properties, Inc., Manager

By: [Signature]
Its: V.P.

PAID APR 23 2002 AMOUNT \$ 975.00

Agent [Signature]

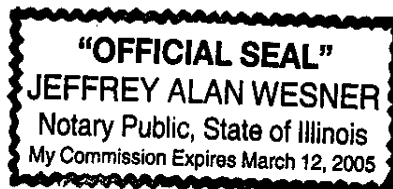
STATE OF ILLINOIS)
COUNTY OF COOK) SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that **Scott Inbinder, an officer of Granite Properties, Inc., Manager of GO-CATS LLC, a/k/a GO CATS LLC, an Illinois limited liability company,** personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal as of this 24th day of April, 2002.

[Signature]
Notary Public

My Commission Expires:



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THIS DOCUMENT WAS PREPARED BY:

Jay R. Goldberg
Field and Goldberg, LLC
321 South Plymouth Court
Suite 800
Chicago, IL 60604

AFTER RECORDING, THIS DOCUMENT SHOULD BE RETURNED TO:

Camille DeFrank
600 Longwood Avenue
Glencoe, Illinois 60022

SUBSEQUENT TAX BILLS SHOULD BE SENT TO:

Rory Ross-Braun
2766 Hampton Parkway, Unit AA2
Evanston, IL 60201

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CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1401 007996016 D1
STREET ADDRESS: 2766 HAMPTON PARKWAY

UNIT AA2

CITY: EVANSTON

COUNTY: COOK

TAX NUMBER: 05-35-311-013-0000

LEGAL DESCRIPTION:

UNIT NO. 2766-AA2 IN THE HAMPTON PARK CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 1 IN MICHAEL DANIEL'S SUBDIVISION, BEING A SUBDIVISION OF PART OF LOTS 18 AND 19 IN GEORGE SMITH'S SUBDIVISION OF THE SOUTH PORTION OF QUILMETTE RESERVE IN TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM, THAT PART OF SAID LOT 1 DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST EASTERLY NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 00 DEGREES 00 MINUTES 50 SECONDS WEST ALONG THE EAST LINE THEREOF, 206.92 FEET TO A POINT 32.50 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 89 DEGREES 49 MINUTES 25 SECONDS WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT 1, 15.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 50 SECONDS EAST PARALLEL WITH THE EAST LINE OF SAID LOT 1, 9.95 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 50 SECONDS WEST PARALLEL WITH THE NORTH LINE OF SAID LOT 1, 42.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 50 SECONDS EAST PARALLEL WITH THE EAST LINE OF SAID LOT 1, 197.00 FEET TO THE NORTH LINE OF SAID LOT 1, BEING ALSO THE SOUTH LINE OF LOTS 2 AND 3 IN SAID MICHAEL DANIEL'S SUBDIVISION; THENCE NORTH 89 DEGREES 55 MINUTES 50 SECONDS EAST ALONG SAID NORTH LINE, 57.00 FEET TO THE POINT OF BEGINNING,

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 20, 2001 AS DOCUMENT 0010766359, AS CORRECTED BY THE CERTIFICATE RECORDED DECEMBER 27, 2001 AS DOCUMENT 0011231673, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS

PARCEL 2: THE EXCLUSIVE RIGHT TO USE OF P-2, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0010766359.

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