

UNOFFICIAL COPY

0020431394

2002-04-15 15:07:12
Cook County Recorder 27.00



0020431394

WARRANTY

DEED

JOINT TENANCY

THIS INDENTURE, made as of this 2nd day of April, 2002 between GO-CATS LLC, a/k/a GO-CATS LLC, an Illinois limited liability company, ("Grantor") and Ronald Thorn and Amy Thorn ("Grantee"), whose address is 4813 North Chester, Norridge, IL 60706, 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 in Tenancy in Common but in Joint Tenancy, 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:

*THIS IS NOT HOMESTEAD PROPERTY AS TO RONALD C. THORN, A married person

SEE ATTACHED EXHIBIT 'A'

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

Address of Real Estate: 2762 Hampton Parkway, Unit R2
Evanston, Illinois 60201

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 Grantee, their successors and assigns forever.

Grantor also hereby grants to the Grantee, their 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-CTT

1004
79-78-84201

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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 010822
Real Estate Transfer Tax

City Clerk's Office

PAID APR 02 2002 AMOUNT \$ 930.00

Agent CMP


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

By: Granite Properties, Inc., Manager

By: [Signature]

Its: V.P.

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

STATE TAX	STATE OF ILLINOIS	REAL ESTATE TRANSFER TAX
	APR 2 2002	00186.00
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000026150	FP 102808


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 2nd day of April, 2002.

"OFFICIAL SEAL"
GAIL L. CANDELA
Notary Public, State of Illinois
My Commission Expires 8/3/02

My Commission Expires: 8/3/02

Gail L. Candela
Notary Public

COUNTY TAX	COOK COUNTY	REAL ESTATE TRANSACTION TAX
	APR 8 2002	00093.00
REVENUE STAMP	# 0000026224	FP 102802

REAL ESTATE TRANSFER TAX
00093.00
FP 102802

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THIS DOCUMENT WAS PREPARED BY:

Martin K. Blonder
Field and Goldberg, LLC
321 South Plymouth Court
Suite 800
Chicago, IL 60604

AFTER RECORDING, THIS DOCUMENT SHOULD BE RETURNED TO:

Harvey Teichman
85 West Algonquin Road, #320
Arlington Heights, IL 60005

SUBSEQUENT TAX BILLS SHOULD BE SENT TO:

Ronald Thorn and Amy Thorn
2762 R2 Hampton Parkway
Evanston, IL 60201

Property of Cook County Clerk's Office

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CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1401 007978842 D1

STREET ADDRESS: 2730-2766 HAMPTON PARKWAY

UNIT 2762-R2

CITY: EVANSTON

COUNTY: COOK

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

LEGAL DESCRIPTION:

UNIT NO. 2762-R2 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