

UNOFFICIAL COPY

0020668971

450/0126 20 001 Page 1 of 3

2002-06-14 11:08:42

Cook County Recorder

25.50

WARRANTY DEED



20668971

RECORDER'S STAMP

THE GRANTOR, H&S Realty, LLC, an Illinois Limited Liability Company, of the City of Northbrook, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 DOLLARS, in hand paid, CONVEYS and WARRANTS to:

Brian Pomerantz, of 2725 N. Kenmore Ave., Chicago, Illinois 60062

the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

Permanent Real Estate Index Number: 14-30-403-092-1012

Address of Real Estate: 1709 West Diversey, Unit B, Chicago, Illinois 60614

Subject to: General real estate taxes for the year 2001 and subsequent years; covenants, conditions, restrictions, easements and building lines of record, if any; provisions, conditions, restrictions, options, assessments, and easements as created by the declaration of condominium recorded as document 00906723; *provisions, conditions and limitations as created by the Condominium Property Act;

3
9

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 said premises forever.

Dated this 6th day of June, 2002.

H & S REALTY, LLC,
an Illinois Limited Liability Company

By: [Signature] (SEAL)
Its Manager

*Provided, however, that none of the foregoing covenants, conditions or easements (i) prevent the use of Premises as a single family condominium residence; (ii) is violated; or (iii) contain provisions for forfeiture or reversion of title upon breach or (iv) underlie the improvements.

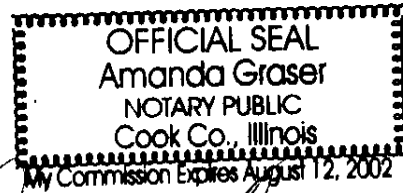
UNOFFICIAL COPY

State of Illinois
SS.
County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michael Siegel, personally known to me to be the Manager of H&S Realty, LLC, an Illinois Limited Liability Company, 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 acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act and as the free and voluntary act of H&S Realty, LLC, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

IMPRESS SEAL HERE

Given under my hand and official seal, this 6th day of June 2002.



Commission expires 8/12, 2002

Amanda Graser
NOTARY PUBLIC

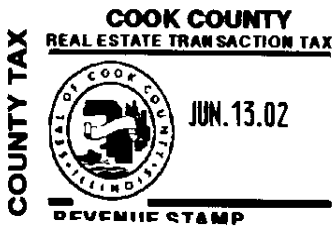
This instrument was prepared by William Wejshin of Beermann, Swerdlove, Woloshin, Barezky, Becker, Genin & London, 161 N. Clark Street, Suite 2000, Chicago, Illinois 60601.

MAIL TO

Mr. Jeff Richman
Bronson & Kahn
300 West Washington Street, 14th Fl.
Chicago, Illinois 60606

SEND TAX BILL TO:

Brian Pomerantz
1709 W. Diversey, Unit B
Chicago, Illinois 60614



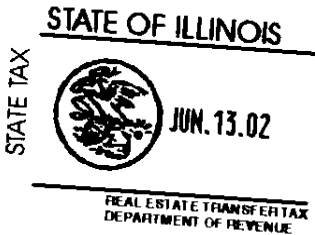
REAL ESTATE TRANSFER TAX
0018650
FP326670

000080224

City of Chicago
Dept. of Revenue
280254
06/13/2002 13:41 Batch 02218 15



Real Estate
Transfer Stamp
\$2,797.50



REAL ESTATE TRANSFER TAX
0037300
FP326669

0000040531

0020668971

UNOFFICIAL COPY

Legal Description:

UNIT 1709 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 HALF OF THE SOUTHEAST QUARTER 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 1.06 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 QUARTER OF THE SOUTHEAST QUARTER 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 0000906723, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

0020668971

Page 3 of 3