

UNOFFICIAL COPY 0020699515

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2002-06-24 09:56:08  
Cook County Recorder 23.50



0020699515

2580-1

**WARRANTY DEED**

2040170MTCLaSalle/1/3

KNOW ALL MEN BY THESE PRESENTS that 21<sup>st</sup> CENTURY DEVELOPMENT, L.L.C., an Illinois Limited Liability Company, duly authorized to transact business in the State of Illinois, GRANTOR, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged does hereby CONVEY and WARRANT to LIAM S. CAVANAUGH, address: 835 Westwood Lane, Wilmette, Illinois, GRANTEE(S), all of the following described premises situated in Cook County, Illinois, to-wit:

\*AND P. HALEY PINGREE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

Unit 4419-3B in Manors of Whipple Condominiums, as delineated on a survey of the following described real estate:

Lots 11, 12, 13, 14 and 15 in Block 62 in Northwest Land Associations Subdivision of the West 1/2 of the Northwest 1/4 of Section 13, Township 40 North, Range 13, East of the Third Principal Meridian (except right of way of the North Western Elevated Railroad), in Cook County, Illinois; Which survey is attached to the Declaration of Condominium recorded as Document 0020688917, together with an undivided percentage interest in the common elements.

To Have and To Hold the said premises unto the said GRANTEE(S), subject only to:

- (a) general real estate taxes for the 2<sup>nd</sup> installment 2001 and subsequent years;
- (b) building line, easements and restrictions of record; and
- (c) terms, provisions, covenants, conditions and options contained in and rights and easements established by the Declaration of Condominium Ownership recorded June 20, 2002 as Document No. 0020688917 as amended from time to time; and limitations and conditions imposed by the Condominium Property Act.

Real Estate Transfer Stamp \$1,575.00  
City of Chicago Dept. of Revenue 280993

06/21/2002 13:59 Batch 02213 9



FP326670
0010500
REAL ESTATE TRANSFER TAX

# 7980800000

COOK COUNTY REAL ESTATE TRANSACTION TAX

REVENUE STAMP

JUN 21 02

COOK COUNTY

STATE OF ILLINOIS

STATE TAX

JUN 21 02

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
0021000
FP326660

# 0000040459

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And said grantor, hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

GRANTOR also hereby grants to the GRANTEE, its or their 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, 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 Grant of the Unit has waived or has failed to exercise the right of first refusal.

IN WITNESS WHEREOF, the said 21<sup>st</sup> CENTURY DEVELOPMENT, L.L.C., has caused its corporate seal to be affixed and these presents to be signed by its Manager on its behalf, this 20th day of June, 2002.

21<sup>st</sup> CENTURY DEVELOPMENT, L.L.C.

By: [Signature], Manager

THIS INSTRUMENT WAS PREPARED BY:

Hauselman & Rappin, Ltd.  
39 South LaSalle Street  
Chicago, Illinois 60603

STATE OF ILLINOIS  
COUNTY OF COOK

I, Nancy L. Rohl, a Notary Public in and for said County, in the State aforementioned, DO HEREBY CERTIFY that DONALD P. DOERING, personally known to me to be the Manager of 21<sup>st</sup> CENTURY DEVELOPMENT, 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 that as such Manager, he signed and delivered the said instrument and caused the corporate seal of said limited liability company to be affixed thereto, pursuant to authority given by said limited liability company as his free and voluntary act and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 20th day of June, 2002.

[Signature]  
Notary Public

ADDRESS OF PROPERTY:  
Unit 3B, 4419 North Whipple, Chicago, Illinois 60625

PERMANENT INDEX NO. 13-13-128-010



Mail To: Richard Steinberg  
2102 N. Clark  
Chicago, IL 60614