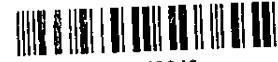


WARRANTY DEED

Grantor, **CATALPA GROUP, L.L.C.**, an Illinois limited liability company, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00), in hand paid, does **CONVEY AND WARRANT** unto Grantees, **BETHANY CASSAR** and **KEVIN CASSAR**, not as tenants in common, but as tenants by the entirety, both having an address of 226 N. Clinton, Chicago, IL, 60661, the real estate situated in the County of Cook and State of Illinois, legally described on Exhibit A, attached hereto and by this reference made a part hereof.

J.M.



0020613949

STEWART TITLE OF ILLINOIS
2 NORTH LaSALLE STREET, SUITE 1920
CHICAGO, IL 60602

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Together with all and singular hereditaments and appurtenances belonging there, or in anyway 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 Grantor, either at law or in equity, of, in and to the said legally described property, with the hereditaments and appurtenances; further, together with, as rights and easements appurtenant to the legally described property, the rights and easements for the benefit of said premises 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; **SUBJECT TO** only general real estate taxes not yet due and payable as of the date hereof, all rights, easements, restrictions, conditions and reservations of record, private and public utility easements, applicable zoning and building laws or ordinances, and existing leases and tenancies (the "Permitted Exceptions").

PERMANENT REAL ESTATE INDEX NUMBERS: 14-07-206-011-0000 (affects underlying land only); 1733 W. Catalpa, Unit 1S, Chicago, Illinois 60640.

TO HAVE AND TO HOLD the said property, with the appurtenances, unto Grantees, their successors and assigns, forever.

And Grantor, for itself and its successors, does covenant, promise and agree, to and with Grantees, for themselves and their successors, that it has not done or suffered to be done, anything whereby the said property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor will warrant and defend the Subject Property against the lawful claims of all persons, subject to only the Permitted Exceptions.

J.M.

[Signature on following page]

* wife and husband, husband and wife,

UNOFFICIAL COPY

EXHIBIT A LEGAL DESCRIPTION

Parcel 1: UNIT 1S TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN CATALPA PLACE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0020404179, ON LOT 36 AND THE WEST ½ OF LOT 37 IN BLOCK 2 IN SUMMERDALE PARK, A SUBDIVISION OF THE SOUTH ½ OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

Parcel 2: THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE 4, A LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY TO CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0020404179.

Grantor also hereby grants to the grantee, its 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 also hereby 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, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated herein.

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