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WARRANTY DEED

CATALPA GROUP, Grantor. 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 SUSAN W FISHBURN, Grantee. having an address of 938 Candlestick Court, Bloomfield, Michigan 48304, the real estate situated in the County of Cook and State of Illinois, legally described on Excibit A, attached hereto and by this reference made a part hereof. 210505

4130/0202 18 001 Page 1 of 2002-05-31 12:11:09 Cook County Recorder



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, light, 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: 14-7/7-206-011-0000 (affects underlying land only); 1735 W. Catalpa, Unit 2N, Chicago, Illinois 60640

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

And Grantor, 101...

Grantee, for itself and its successors, man whereby the said property hereby granted is, or may be, 111 and, except as herein recited; and that Grantor will warrant and defend the Subject the lawful claims of all persons, subject to only the Permitted Exceptions (Signature on following page) And Grantor, for itself and its successors, does covenant, promise and agree, to and with Grantee, for itself and its 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

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Property of Cook County Clerk's Office CITY TAX

20613951

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CATALPA GROUP, L.L.C., an Illinois

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents as of the 17th day of April, 2002.

	limite	ed liability company	
	D.,,	11 1 Andre	
	Ву:	Jeffrey Michael, its Mer	nber
STATE OF ILLINOIS)			
) S	,S		
COUNTY OF COOK)			
6			
I, the undersigned, a Notary Public in the	he State a	and County aforesaid, do l	hereby certify
that JEFFREY MICHAEL, personally known	i to me to	be the same person w	hose name is
subscribed to the foregoing instrument, ap	ppeared b	pefore me this date in	person and
acknowledged that he signed and instrument as	s his own	free and voluntary act for	the uses and
purposes therein set forth.			
Given under my hand and seal; this day of	of April, 2	002.	
00500	• •		
Thus			
Notary Public			
	0,		
This instrument prepared by:		W	
Jeffrey E. Michael, Esq.		OFFICIAL SEAL"	
3951 W. Dempster Street	}	Maura E. Shea Notaly Public, State of Illinois	STATE TAX
Skokie, IL 60076	1	My Commission Exp. 08/07/2005	SIAI
After recording mail and send tax bills to:	-	74/	
Susan Fishburn		'S	MAN O
1735 W. Catalpa, Unit 2N			TOFAN
Chicago, IL 60640			ATE OF ILLING NAY . 22.0 LESTATE TRANSFE PARTMENT OF REVEL
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COOK COUNTY	h-1 -		# 0000005931
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REVENUE STAMP	FP 102	810	REAL ESTATE TRANSFER TAX 0024500 FP 102804
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EXHIBIT A LEGAL DESCRIPTION

Parcel 1: UNIT 2N 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 PARKING SPACE P-2 AND STORAGE SPACE 2, EACH 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 he 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.