

UNOFFICIAL COPY

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4130/0202 18 001 Page 1 of 4
2002-05-31 12:11:09
Cook County Recorder 27.50

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 Grantee, **SUSAN W FISHBURN**, 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 Exhibit A, attached hereto and by this reference made a part hereof.



210505

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").

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PERMANENT REAL ESTATE INDEX NUMBERS: 14-07-206-011-0000 (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, 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 the lawful claims of all persons, subject to only the Permitted Exceptions.

[Signature on following page]

STEWART TITLE OF ILLINOIS
NORTH LA SALLE STREET, SUITE 1920
CHICAGO, IL 60612

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX	01837.50	FP 102807
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CITY OF CHICAGO



CITY TAX

MAY 22.02

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

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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 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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