

UNOFFICIAL COPY

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1021/0099 45 001 Page 1 of 3
2002-09-06 10:28:10
Cook County Recorder 28.50

**Warranty Deed
Statutory (ILLINOIS)
(Corporation to Individual)**



Above Space for Recorder's use only

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THE GRANTOR, BRYN MAWR PLACE, L.L.C., an Illinois limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), in hand paid, and pursuant to authority given by the Board of Directors of said corporation, **CONVEYS** and **WARRANTS** to

PAUL J. IACOPETTI, 809 S. 11th Avenue, St. Charles, Illinois 60174, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See attached legal description

Permanent Index Number (PIN): 12-11-104-011; 12-11-104-012; 12-11-104-013; 12-11-104-014;
12-11-104-015; 12-11-104-027; 12-11-104-028; 12-11-104-029; and
12-11-104-030

Address(es) of Real Estate: 8711 W. Bryn Mawr, Unit 404, Chicago, IL 60631

In Witness Whereof, said Grantor has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its President, and attested by its secretary, this 2 day of July, 2002.

BRYN MAWR PLACE, L.L.C., an Illinois
Limited liability company

By: BRYN MAWR PLACE, INC., an Illinois
corporation
Its: Manager

By:
GUIDO C. NERI
Its: President

Attest:
Secretary

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State of Illinois, County of Cook ss, I, the undersigned, a Notary Public In and for the County and State aforesaid, DO HEREBY CERTIFY that GUIDO C. NERI, personally known to me to be President of BRYN MAWR PLACE, INC., an Illinois corporation, manager of BRYN MAWR PLACE, L.L.C., an Illinois limited liability company, and ANTHONY GIANNINI, as Secretary of said corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such President, and Secretary, they signed, sealed and delivered the said instrument and caused the corporate seal of the corporation to be affixed thereto pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation in its capacity as manager of the BRYN MAWR PLACE, L.L.C., for the uses and purposes therein set forth.

OFFICIAL SEAL
LINDA ROCKEL
 Notary Public in and for the State of Illinois
 MY COMMISSION EXPIRES: 10/08/04
 Commission expires _____, 2002

Linda Rockel

 NOTARY PUBLIC

This instrument was prepared by: Robert J. Di Silvestro, 5231 N. Harlem Ave., Chicago, IL 60656

076047
 STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 SEP 11 '02
 P.B. 10616
 DEPT OF REVENUE

 223.00

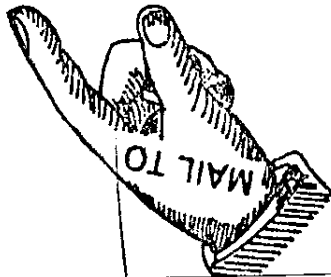
076090
 Cook County
 REAL ESTATE TRANSACTION TAX
 REVENUE STAMP SEP 11 '02
 P.B. 10848
 116.50

MAIL TO:

JAMES MARINO
5231 N. CUMBERLAND STE 1109
CHICAGO, IL 60656

SEND SUBSEQUENT TAX BILLS TO:

PAUL J. IACOPETTI
 8711 W. Bryn Mawr, Unit 404
 Chicago, IL 60631



★ 080693
 CITY OF CHICAGO
 REAL ESTATE TRANSACTION TAX
 DEPT OF REVENUE SEP 11 '02
 P.B. 11196
 47.50

★ 080690
 CITY OF CHICAGO
 REAL ESTATE TRANSACTION TAX
 DEPT OF REVENUE JUN 19 '02
 P.B. 11196
 900.00

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PARCEL 1:

UNIT NUMBER 404 IN 8711 W. BRYN MAWR CONDOMINIUM, AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

IN THAT PART OF LOTS 16 TO 20, BOTH INCLUSIVE, AND LOTS 42 TO 45, BOTH INCLUSIVE, IN CHICAGO'S FOREST RIDGE ESTATES, BEING A SUBDIVISION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BELOW A HORIZONTAL PLANE OF 81.35 FEET ABOVE CHICAGO CITY DATUM, ALL IN COOK COUNTY, ILLINOIS, WHICH PLAT IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 30, 2002 AS DOCUMENT NUMBER 0020610405, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST OF THE COMMON ELEMENTS APPURTENANT TO THE UNIT AS SET FORTH IN SAID DECLARATION.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENTS KNOWN AS STORAGE SPACE B-18 AND PARKING B-18 AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO.0020610405.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, IT 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 AFORESAID, 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.

SUBJECT TO REAL ESTATES TAXES NOT YET DUE AND PAYABLE; PRIVATE PUBLIC, AND UTILITY EASEMENTS; APPLICABLE ZONING AND BUILDING LAWS OR ORDINANCES; ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND RESERVATIONS CONTAINED IN THE DECLARATION (AND ANY AMENDMENTS THERETO) AND A RESERVATION BY THE DEVELOPER TO ITSELF AND IT SUCCESSORS AND ASSIGNS, FOR THE BENEFIT OF ALL UNIT OWNERS AT THE CONDOMINIUM, OF THE RIGHTS AND EASEMENTS SET FORTH IN THE DECLARATION; PROVISIONS OF THE ILLINOIS CONDOMINIUM PROPERTY ACT; SUCH OTHER MATTERS AS TO WHICH THE TITLE INSURER (AS HEREINAFTER DEFINED) COMMITS TO INSURE BUYER AGAINST LOSS OR DAMAGE; ACTS OF BUYER, COVENANTS, CONDITIONS, RESTRICTIONS, PERMITS EASEMENT AND ASSESSMENTS OF RECORD.

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