

UNOFFICIAL COPY

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2002-09-06 10:00:42
Cook County Recorder 28.50

Warranty Deed
Statutory (ILLINOIS)
(Corporation to Individual)



Above Space for Recorder's use only

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

~~AND HEMANTH SETTY~~

HEMANTH SETTY, 5441 N. East River Road #1402, Chicago, Illinois 60656,, 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 405, Chicago, IL 60631

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, and attested by its secretary, this 3 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: 
QUIBO C. NERI
Its: President

Attest: , Secretary

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SK

1008015

P.N.T.N.

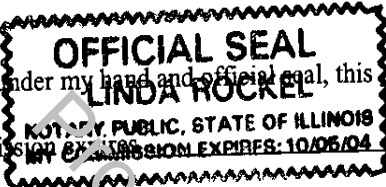
Office

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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.

Given under my hand and official seal, this 3 day of July, 2002.

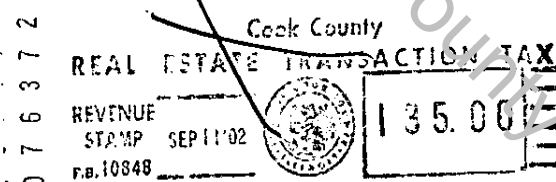
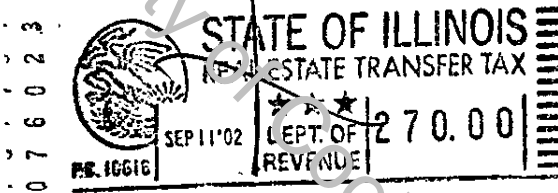
Commission Expires: 10/05/04, 2002



Linda Rockel
NOTARY PUBLIC

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

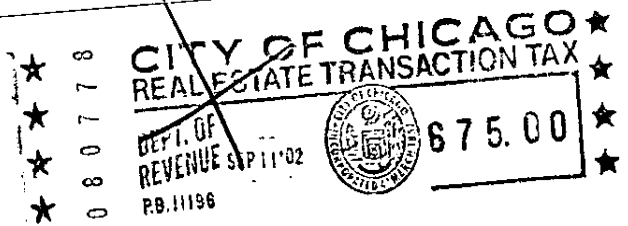
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SEND SUBSEQUENT TAX BILLS TO:

Gregg G. Littlejohn
854 W. Gladstone Avenue
Aurora, IL 60506

HEMANTH SETTY
8711 W. Bryn Mawr, Unit 405
Chicago, IL 60631



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PARCEL 1:

UNIT NUMBER 405 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:

20980411

THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENTS KNOWN AS STORAGE SPACE B42 AND PARKING B-1, B2 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.