

UNOFFICIAL COPY

0020983080

1624/3210 45 001 Page 1 of 3
2002-09-06 12:00:19
Cook County Recorder 28.50



Chicago Title Insurance Company

WARRANTY DEED
ILLINOIS STATUTORY

02-06477A

(1)

3

THE GRANTOR(S), Joseph R. Wenn and Megan M. Wenn, husband and wife, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Mark E. Moldenhauer (GRANTEE'S ADDRESS) 2154 West Charleston Apt. 1, Chicago, Illinois 60647 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: See legal description attached as Exhibit A

THIS IS NOT HOMESTEAD PROPERTY

SUBJECT TO:

- (a) General real estate taxes not due and payable at the time of closing;
- (b) the Act and the Code;
- (c) the Condominium Documents, including all amendments and expansions thereto;
- (d) applicable zoning and building laws and ordinances;
- (e) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser;
- (f) utility easements, if any, whether recorded or unrecorded;
- (g) covenants, conditions, agreements, restrictions and easements of record, if any;
- (h) ~~leases or licenses affecting the Common Elements or Purchaser;~~ ^{JW} ~~special taxes or assessments for improvements not yet completed~~ ^{MW}

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 13-36-106-015-0000
Address(es) of Real Estate: 3115 W. Belden Unit #1, Chicago, Illinois 60630

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 reserves to itself, its successors and assigns, as rights and easements set forth in the 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.

Dated this 29 day of Aug, 2002

Joseph R. Wenn
Joseph R. Wenn

Megan M. Wenn
Megan M. Wenn

Lawyers Title Insurance Corporation

PROPERTY OF COOK COUNTY CLERK'S OFFICE

UNOFFICIAL COPY

Exhibit A

LEGAL DESCRIPTION

Unit No. 1 in 3115 West Belden Condominium, as delineated on a survey of the following described real estate: Lot 56 in Fricke and Doses Subdivision of the West 10 acres of the South 20 acres of the North 43.30 acres of the Northwest 1/4 of Section 36, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "D" to the Declaration of Condominium recorded as Document Number 0020794048, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Property of Cook County Clerk's Office

20983080