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Cook County Recorder

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WARRANTY DEED

02-12448

GRANTOR, TOTAL EQUITY LIMITED PARTNERSHIP, an Illinois limited partnership having its principal place of business at 11936 S. Ridgeway, Suite 1B, Alsip, IL 60803, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration hereby conveys and warrants to HAMLIN RIDGEWAY, L.L.C., an Illinois limited liability company doing business at 2026 North Charleston, Chicago, IL 60647, in fee simple absolute the following described real estate situated in Cook County, Illinois:

UNIT NUMBERS 3A, 3D, 935-1A, 946-3A, 944-3D, 945-1A, AND 947-1D IN RIDGEWAY CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: 2 pages

LOTS 5, 6, 7, 8, 13, 14, 15, AND 16 IN HAMLIN HIGHLANDS, A SUBDIVISION OF THE WEST 1/2 OF LOT 24 IN BRAYTON FARMS NUMBER 3, A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 26 (EXCEPT THE WEST 80 ACRES (THEREOF) TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00-116589 TOGETHER WITH SAID UNITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Commonly known as:

- | | |
|---|------------------------|
| 11936 S. Ridgeway, Unit 3A, Alsip, IL 60803 | PIN 24-26-122-022-1005 |
| 11934 S. Ridgeway, Unit 3D, Alsip, IL 60803 | PIN 24-26-122-022-1012 |
| 11935 S. Hamlin, Unit 1A, Alsip, IL 60803 | PIN 24-26-122-022-1013 |
| 11946 S. Ridgeway, Unit 3A, Alsip, IL 60803 | PIN 24-26-122-022-1029 |
| 11944 S. Ridgeway, Unit 3D, Alsip, IL 60803 | PIN 24-26-122-022-1036 |
| 11945 S. Hamlin, Unit 1A, Alsip, IL 60803 | PIN 24-26-122-022-1037 |
| 11947 S. Hamlin, Unit 1D, Alsip, IL 60803 | PIN 24-26-122-022-1044 |

subject to (a) general real estate taxes not due and payable at the time of closing; (b) building lines and building laws and ordinances; use or occupancy restrictions, conditions and covenants of record; (c) zoning laws and ordinances that conform to the present use of the premises; (d) public utility easements that serve the premises; (e) public roads and highways, if any; (f) party wall rights and agreements, if any; and (g) limitations and conditions imposed by the Illinois Condominium Property Act. Grantor hereby grants to Grantee, its successors and/or assigns, as rights and easements appurtenant to the subject condominium unit described herein, the rights and easements for the benefit of said unit set forth in the Declaration of Condominium; and Grantee reserves to itself, its successors and/or assigns, as 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.

GRANTOR:

TOTAL EQUITY LIMITED PARTNERSHIP
By American Financial Systems, Inc.
An Illinois Corporation, its General Partner

Dated: September 16, 2002

By:

Mustafa A. J. Sherwani, its President

