UNOFFICIAL COMM062999

9179/0306 23 003 Page 1 of 3 2002-09-27 10:25:58 Cook County Recorder 28.50

WARRANTY DEED MEDOUBISION 36

THE GRANTORS, PATRICK K. HENEGHAN, husband and wife, of Chicago, IL for and in consideration of TENT DOLLARS (\$10.00) in hand paid, CONVEY and WARRANT to ANTHONY SEAMAN AND MARY E. SEAMAN of 2029 W. Armitage, Chicago, IL 60647,



COOK COUNTY

RECURDER
EUGENE "GENE" MOORE
MARKHAM OFFICE

County of Cook, State of illinois, not in Tenancy in Common, but in JOINT TENANCY the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED RIDER

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not in tenancy in common, but in JOINT TENANCY forever.

PIN:

14-30-122-010

COMMONLY KNOWN AS:

2850 N. DAMEN, UNIT 1, CHICAGO, IL 60618

DATED this 25th day of September 2002.

PATRICK K. HENEGHAN

THIS INSTRUMENT Prepared by:

HAL A. LIPSHUTZ 1120 W. BELMONT CHICAGO, IL 60657

SEND SUBSEQUENT Tax Bills to:

ANTHONY G. SEAMAN 2850 N. DAMEN, UNIT 1 CHICAGO, IL 60618

UNOFFICIAL COPP 1062999 Page 2 of



MAIL TO: ANTHONY G. SEAMAN

2850 N. DAMEN, UNIT 1, CHICAGO, IL 60618

STATE OF ILLINOIS

SS:

)

COUNTY OF COOK

The undersigned, a Notary Public in and for said County in the State aforesaid, DOES HEREBY CERTIFY that PATRICK K. HENEGHAN AND TRICIA E. HENEGHAN, husband and wife, are personally known to me to be the same persons whose names are subscribed to the foregoing instrucent, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 25th day of September 2002.

Commission expires

OFFICIAL SEA ALLIAA G. SALOMON NOTAR PUBLIC, STATE OF ILLINOIS MY CONHAIS ON EXPIRES 9/28/2005 Notary Public

C/ortico

City of Chicago Dept. of Revenue 289243

Real Estate Transfer Stamp \$2,512.50

_09/26/2002_11\33_Batch_02258_

STATE OF ILLINOIS

TATE TAX

SEP.26.02

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX

0033500

FR326669

COOK COUNTY

\$£P.26.02

REVEROE STAMP

REAL ESTATE 000008842 TRANSFER TAX

0016750

FP326670

UNOFFICIAL COPP\$1062999 Page 3 of

LEGAL DESCRIPTION RIDER FOR DEED

PARCEL 1: UNIT 1 IN THE 2850 N. DAMEN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 4 IN THE SUBDIVISION OF THAT PART LYING NORTH OF CLYBOURN AVENUE OF THE SOUTH ½ OF LOT 13 IN SNOW ESTATES SUBDIVISION OF SUPERIOR COURT PARTITION OF THE EAST ½ OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0021026847, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENT'S.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-1, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0021026847.

GRANTOR ALSO HEREBY CRANTS TO THE GRANTEE, ITS 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; 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, FASEMENTS, 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

THIS DEED IS FURTHER SUBJECTTO: (a) general real estate taxes not due and payable at the time of Closing; (b) applicable zoning, building laws and ordinances; (c) (i) a limitations and conditions imposed by the Act; (d) the limitations and conditions imposed by the Municipal Code of Chicago; (e) the Condominium Documents including all amendments and exhibits thereto; (f) covenants, conditions, declarations, restrictions and building lines of record; (g) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (h) encroachments, if any, as shown on the Plat of Survey to be attached as Exhibit "D" to the Declaration; (i) public utility easements; (j) installments due after Closing for assessments levied pursuant to the Declaration (l) private easements; (l) party wall rights and agreements (m) matters over which the title company has agreed to insure.

GRANTOR CERTIFIES THAT NOTICE OF INTENT AS REQUIRED BY SECTION 30 OF THE ILLINOIS CONDOMINIUM PROPERTY ACT WAS SERVED ON THE TENANT AT THE PROPERTY AND THE TENANT OF THIS UNIT WAIVED HIS RIGHT TO PURCHASE.

PIN: 14-30-122-010

COMMONLY KNOWN AS: 2850 N. DAMEN, UNIT 1, CHICAGO, IL 60618