

UNOFFICIAL COPY 0021065766

WARRANTY DEED

9190/0017 83 003 Page 1 of 2
2002-09-30 09:46:54
Cook County Recorder 26.50

MTZ 2041347 10/20/02

9

THE GRANTORS Thomas Culkin, a single person and
Geoffrey Glynn, a married person



both residents of the State of Illinois, for and in consideration of
Ten Dollars (\$10.00), and other good and valuable consideration
in hand paid, CONVEY and WARRANT in fee simple unto

N.
Eric Lemanski and Wendy Lemanski, husband and wife, of
2711 North Magnolia, Unit 1F, Chicago, Illinois 60614

not as joint tenants or as tenants in common, but tenants by the
entirety, all interest in the following described real estate in the
County of Cook and State of Illinois, to wit:

See Reverse Hereof for Legal Description

Permanent Index Number: 13-25-406-022-0000
Address of Real Estate: 2701 North Campbell, Unit 1
Chicago, Illinois 60647

COOK COUNTY
RECORDER
EUGENE "GENE" MOORE
MARKHAM OFFICE

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

TO HAVE AND TO HOLD said premises FOREVER.

Said Grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all
statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the Grantors have executed this instrument this 29 day of
Aug, 2002.

[Signature]
Thomas Culkin

[Signature]
Geoffrey Glynn

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Thomas
Culkin and Geoffrey Glynn, 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 acknowledged that they signed, sealed and delivered said instrument as
their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 29 day of Aug, 2002.

[Signature]
NOTARY PUBLIC
My commission expires on _____

STATE OF ILLINOIS

STATE TAX



SEP. 27. 02

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
00305.00
FP326669

000004203

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSFER TAX



SEP. 27. 02

REVENUE STAMP

000008508

REAL ESTATE TRANSFER TAX
00152.50
FP326670

UNOFFICIAL COPY

UNIT NUMBER 1 IN THE 2701 NORTH CAMPBELL CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 25 IN BLOCK 25 IN CROSBY AND OTHERS SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0020592370, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE (EXCLUSIVE) RIGHT TO THE USE OF P-1 AND S-1, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0020592370

0021065766

Page 2 of 2

GRANTOR ALSO HEREBY GRANTS 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, 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: (1) real estate taxes not yet due and payable; (2) applicable zoning building laws and ordinances; (3) public utility easements; (4) private easements for pedestrian ingress and egress; (5) provisions of the Municipal Code of Chicago; (6) provisions of the Condominium Property Act of Illinois (the "Act"); (7) all rights, easements, restrictions, conditions and reservations of record or contained in the Declaration or reserved by The 2701 North Campbell Condominium Association (the "Association") to itself and its successors and assigns, for the benefit of all Unit Owners at the Condominium; (8) encroachments, if any, shown on the Plat of Survey attached to the Declaration, provided they do not interfere with Grantee's contemplated use, enjoyment or value of the Premises as a single family condominium residence; (9) assessments due to the Association after the Closing Date; and (10) such other matters as to which the Title Insurer commits to insure Grantee against loss or damage. So long as it does not effect the use of the property as a residential condominium unit.

City of Chicago
 Dept. of Revenue
 289381
 09/27/2002 14:35 Batch 02259 18



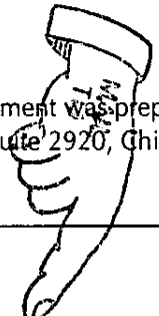
Real Estate
 Transfer Stamp
 \$2,287.50

THIS PROPERTY IS NOT HOMESTEAD PROPERTY.

Permanent Index Number: 13-25-406-022-0000

Address of Real Estate: 2701 North Campbell, Unit 1, Chicago, Illinois 60647

This instrument was prepared by: Eileen C. Lally, One East Wacker Drive, Suite 2920, Chicago, Illinois 60601



MAIL TO:

Donald Battalia, Ltd.
3433 West Sunset Ave.
Waukegan, Illinois 60087

SEND SUBSEQUENT TAX BILLS TO:

Eric and Wendy Lemanski
2701 North Campbell
Unit 1
Chicago, Illinois 60647