

UNOFFICIAL COPY

0021001792

1056/0109 21 001 Page 1 of 4  
2002-09-12 12:02:29  
Cook County Recorder 30.00

T31#210209

WARRANTY DEED



0021001792

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THE GRANTOR, North Town Village, LLC, an Illinois limited liability company, for and in consideration of Ten and no/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to:

Eddie A. Ortiz, married to Mirta Ortiz,  
946 W. Fry Street  
Chicago, Illinois 60622

Grantee, the following the Real Estate described on Exhibit "A" which is situated in the County of Cook, in the State of Illinois.

SUBJECT TO:(a) general real estate taxes not currently due and payable, (b) the Illinois Condominium Property Act, (c) the Declaration and Common Area Agreement recorded in the office of the Cook County Recorder as Document No. 00195911, (d) applicable zoning and building laws and ordinances, (e) encroachments and easements (none of which shall in any way adversely affect the use and occupancy of the subject unit), (f) acts done or suffered by Purchaser or anyone claiming through the Purchaser and (g) liens and other matter of title over which will insure over without cost to grantee.

Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 19<sup>th</sup> day of August, 2002.

North Town Village, LLC, an Illinois limited liability company

By: The Kenard Corporation, Manager

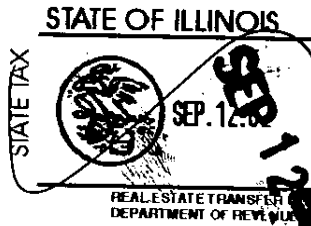
By:   
Harold Lichterman, President

City of Chicago  
Dept. of Revenue  
288130



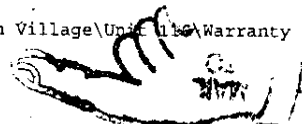
Real Estate  
Transfer Stamp  
\$1,080.00

09/12/2002 11:25 Batch 11892 57



REAL ESTATE  
TRANSFER TAX  
0014400  
FP326669

BOX 430



H

**UNOFFICIAL COPY**

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 Harold Lichterman, the President of The Kenard Corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that said instrument was a free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 19<sup>th</sup> day of August, 2002.

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*Marie A. Czapski*  
Notary Public



This instrument was prepared by:

Richard W. Rappold, Esq.  
Marks, Marks & Kaplan, Ltd.  
120 N. LaSalle Street, Suite 3200  
Chicago, Illinois 60602-2401

Mail To: Box 430

Send Subsequent Tax Bills To:

Salvatore R. Spaccaferro, Esq.  
134 W. Lake Street  
Suite 216  
Addison, Illinois 60101

Mr. Eddie A. Ortiz  
753 W. Evergreen, Unit 753-A  
Chicago, Illinois 60610

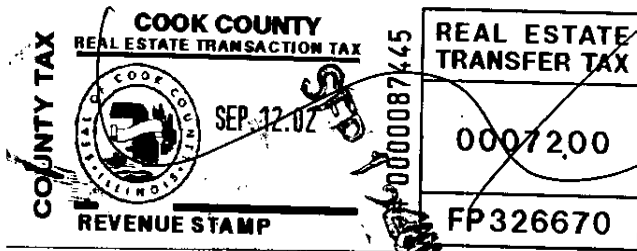


Exhibit "A"  
LEGAL DESCRIPTION

UNIT 753-A IN NORTH TOWN VILLAGE CONDOMINIUM, AS DELINEATED ON A SURVEY OF A PORTION OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 2, 4 THROUGH 25, 27 THROUGH 30, AND 33 THROUGH 38 IN NORTH TOWN VILLAGE, BEING A SUBDIVISION OF PART OF VARIOUS LOTS, BLOCKS, STREETS AND ALLEYS IN BUTTERFIELD'S ADDITION TO CHICAGO IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR NORTH TOWN VILLAGE CONDOMINIUM RECORDED AS DOCUMENT NO. 0010906035, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Grantor also hereby grants to grantee and its successors and assigns, as rights and easements appurtenant to the above-described real estate, the rights and easements for the benefit of the property set forth in the above-mentioned Declaration, and grantor reserves to itself and its successors and assigns the rights and easements set forth in the Declaration for the benefit of the remaining property described therein.

This Warranty Deed is subject to all rights, easements, restrictions, conditions, covenants, and reservations contained in the Declaration, the same as though the provisions of the Declaration were recited and stipulated at length herein.

PIN NUMBERS:

17-04-113-083 (Lot 2)  
17-04-113-085 (Lot 4)  
17-04-113-086 (Lot 5)  
17-04-113-087 (Lot 6)  
17-04-113-088 (Lot 7)  
17-04-113-089 (Lot 8)  
17-04-113-090 (Lot 9)  
17-04-113-091 (Lot 10)  
17-04-113-092 (Lot 11)  
17-04-113-093 (Lot 12)  
17-04-113-094 (Lot 13)  
17-04-113-095 (Lot 14)  
17-04-113-096 (Lot 15)  
17-04-113-097 (Lot 16)  
17-04-113-098 (Lot 17)  
17-04-144-001 (Lot 18)  
17-04-144-002 (Lot 19)  
17-04-144-003 (Lot 20)  
17-04-144-004 (Lot 21)  
17-04-144-005 (Lot 22)  
17-04-144-006 (Lot 23)

# UNOFFICIAL COPY

- 17-04-144-007 (Lot 24)
- 17-04-144-008 (Lot 25)
- 17-04-145-001 (Lot 27)
- 17-04-145-002 (Lot 28)
- 17-04-145-003 (Lot 29)
- 17-04-145-004 (Lot 30)
- 17-04-145-007 (Lot 33)
- 17-04-145-008 (Lot 34)
- 17-04-145-009 (Lot 35)
- 17-04-145-010 (Lot 36)
- 17-04-145-011 (Lot 37)
- 17-04-145-012 (Lot 38)

Property of Cook County Clerk's Office