

UNOFFICIAL COPY

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11/3/0017 23 003 Page 1 of 3  
2002-09-23 11:44:59  
Cook County Recorder 28.50

WARRANTY DEED

2040593 mml/AN



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

Caroline Benavides, a single person of 4806 Michigan,  
Schiller Park, Illinois 60176

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 2  
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 23 day of  
July, 2002.

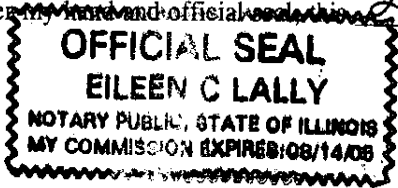
Thomas Culkin  
Thomas Culkin

Geoffrey Glynn  
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 23 day of July, 2002.



Eileen C Lally  
NOTARY PUBLIC  
My commission expires on \_\_\_\_\_

3 pgs  
w/enc

LEGAL DESCRIPTION

PARCEL 1:

UNIT NUMBER 2 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:

AND STORAGE SPACE S-2

THE (EXCLUSIVE) RIGHT TO THE USE OF P-2 AND LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0020592370.

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.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY.

Permanent Index Number: 13-25-406-022-0000  
Address of Real Estate: 2701 North Campbell, Unit 2, Chicago, Illinois 60647

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

MAIL TO:

Mila Novak, Esq.  
2300 West Lake Street  
Melrose Park, Illinois 60160



SEND SUBSEQUENT TAX BILLS TO:

Caroline Benavides  
2701 North Campbell  
Unit 2  
Chicago, Illinois 60647

Property of Cook County Clerk's Office

City of Chicago  
Dept. of Revenue  
288835



Real Estate  
Transfer Stamp  
\$1,762.50

09/20/2002 11:15 Batch 02254 11

STATE OF ILLINOIS  
STATE TAX  
SEP. 20.02



REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000044539

REAL ESTATE  
TRANSFER TAX  
00235.00  
FP326660

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
SEP. 20.02  
REVENUE STAMP



# 000008058

REAL ESTATE  
TRANSFER TAX  
00117.50  
FP326670