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0021156039

Prepared by: Allen B. Glass, Esq.
200 W. Jackson Blvd. #1200
Chicago, IL 60606

After Recording, MICHAEL FREEMAN

Mail To: 520 LAKE COOK ROAD
SUITE 350
DEERFIELD, ILL 60015

KNOW ALL MEN BY THESE PRESENTS that LOHAN-ALTGELD LLC, an Illinois Limited Liability Company (the "Grantor"), for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars in cash and other good and valuable consideration, in hand paid, by JACQUELINE RUSH, 1102 N. Oakley, Chicago, IL ("Grantee") to Grantor, the receipt and sufficiency of which is hereby acknowledged, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does GRANT, BARGAIN, SELL and CONVEY unto Grantee, the following described property, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Commonly known as: 3839-3845 W. Altgeld Ave.
Unit 3843-3, Chicago, IL 60647

P.I.N. 13-26-325-016-0000 (Pre-division)

(the "Property") subject to the matters listed on Exhibit "A" attached hereto and incorporated herein for all purposes, but only to the extent such matters presently are valid, binding and enforceable against the Property (the "Permitted Encumbrances").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any way belonging, subject to the Permitted Encumbrances, unto Grantee, its successors, heirs, legal representatives, administrators and assigns, FOREVER; and the Grantor hereby does bind itself, its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property, together with all and singular the rights and appurtenances thereto in any way belonging, unto Grantee, its successors, legal representatives and assigns, forever, against every person whomsoever, lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise, subject to (i) the Permitted Encumbrances and (ii) taxes for the year 2002 and thereafter, which have been prorated as agreed by Grantor and Grantee.

EXECUTED the 18th day of October 2002.

LOHAN-ALTGELD LLC,
an Illinois Limited Liability Company

by: H. Vasile Lohan
Authorized Manager

COOK COUNTY
TREASURER
EUGENE "BOB" MOORE
MARKHAM OFFICE

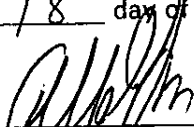
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STATE OF ILLINOIS}

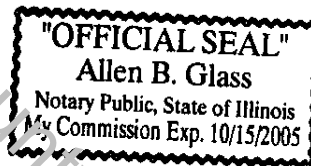
COUNTY OF COOK}

The undersigned, a notary public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that VASILE LOHAN, personally known to me to be an authorized Manager of LOHAN-ALTGELD LLC, an Illinois Limited Liability Company, and 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 he is such Manager, signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal
this 18 day of October 2002.




Notary Public




My commission expires: 10/15/2005

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
291429 \$1,275.00
10/21/2002 13:43 Batch 02269 3



STATE OF ILLINOIS
STATE TAX

OCT. 21. 02
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE
TRANSFER TAX
000084924
0017000
FP326669

COOK COUNTY
REAL ESTATE TRANSACTION TAX
COUNTY TAX

OCT. 21. 02
REVENUE STAMP

REAL ESTATE
TRANSFER TAX
0000089938
00085.00
FP326670

UNOFFICIAL COPY

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Page 3 of 3

EXHIBIT "A" TO WARRANTY DEED

Unit No. 3843-3 in ALTGELD-AVERS CONDOMINIUM as delineated on a survey of the following described real estate:

Lot 1 in Block 37 in "Pennock," a subdivision in Sections 26, 27 and 34, 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 No. 0020931115 together with an undivided percentage interest in the common elements.

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.

This deed is subject to:

1. Current non-delinquent real estate taxes and taxes for subsequent years;
2. The Declaration;
3. Public and utility easements;
4. Covenants, conditions, restrictions of record;
5. Applicable zoning and building laws, ordinances and restrictions;
6. The Condominium Property Act of Illinois;
7. Acts done or suffered by the Purchaser;
8. Purchaser's mortgage.

The subject building was completely vacant for over one hundred twenty (120) days prior to the recording of the aforesaid Declaration, and, therefore, no tenant right of first refusal existed.