

UNOFFICIAL COPY

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1237/0007 23 003 Page 1 of 3
2002-10-08 13:07:42
Cook County Recorder 28.50



WARRANTY DEED

MTZ 204049/1000e
THE GRANTORS, PATRICK K. HENEGHAN AN TRICIA E. HENEGHAN, husband and wife, of Chicago, IL for and in consideration of TEN DOLLARS (\$10.00) in hand paid, CONVEY and WARRANT to JAMES CODERO of 3447 N. Narragansett, Chicago, IL 60634, County of Cook, State

of Illinois, 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 forever.

PIN: 14-30-122-010

COMMONLY KNOWN AS: 2850 N. DAMEN, UNIT 2, CHICAGO, IL 60618

DATED this 20th day of September 2002.

PATRICK K. HENEGHAN

TRICIA E. HENEGHAN

THIS INSTRUMENT Prepared by: HAL A. LIPSHUTZ
1120 W. BELMONT
CHICAGO, IL 60657

3rd

SEND SUBSEQUENT Tax Bills to: JAMES CODERO
2850 N. DAMEN, UNIT 2
CHICAGO, IL 60618

3
35
e



MAIL TO: FOSTER MARSHALL
70 W. MADISON, #1515, CHICAGO, IL 60602



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 instrument, 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 20th day of September 2002.

Alexa G Salomon


Notary Public

Commission expires: _____


"OFFICIAL SEAL"
ALEXA G SALOMON
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 9/28/2005

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
290211 \$1,968.75
10/07/2002 12:17 Batch 05396 36



COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX

OCT.-7.02
REVENUE STAMP

8806800000
0000089088
**REAL ESTATE
TRANSFER TAX**
00131.25
FP326670

STATE TAX
STATE OF ILLINOIS

OCT.-7.02
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000044784
**REAL ESTATE
TRANSFER TAX**
00262.50
FP326669

LEGAL DESCRIPTION RIDER FOR DEED

PARCEL 1: UNIT 2 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 1/2 OF LOT 13 IN SNOW ESTATES SUBDIVISION OF SUPERIOR COURT PARTITION OF THE EAST 1/2 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 ELEMENTS

PARCEL 2: THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-2 AND STORAGE SPACE S-2, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0021026847.

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; 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 FURTHER SUBJECT TO: (a) general real estate taxes not due and payable at the time of Closing; (b) applicable zoning, building laws and ordinances; (c) the 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; (k) 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 2, CHICAGO, IL 60618