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WARRANTY DEED

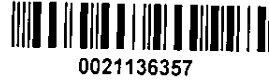
THE GRANTOR:

ADDISON STATION LLC

an Illinois Limited Liability Company of the City of Chicago, State of Illinois for and in consideration of the sum of TEN (\$10.00) and NO/100 DOLLARS and other good and valuable considerations, in hand paid, CONVEYS AND WARRANTS to

0021136357

2392/0295 18 001 Page 1 of 3
2002-10-17 11:45:21
Cook County Recorder 28.00



JOSEPH A. MARTINEZ AND ROSE A. MARTINEZ, 1801 W. ADDISON ST., #1801-2E, CHICAGO, IL 60613

husband and wife, not as Joint Tenants or as Tenants in Common, but as TENANTS BY THE ENTIRETY, the following described Real Estate situation in the County of Cook, State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

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 as husband and wife not as Joint Tenants or Tenants in Common but as Tenants by the Entirety forever.

Permanent Index Numbers: PART OF 14-19-402-010-0000 and 14-19-402-011-0000
Address of Real Estate: Unit 1801-2E and P-23, 1801 W. Addison Street, Chicago, IL 60613

SUBJECT TO: (1) real estate taxes not yet due and payable; (2) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing; (3) applicable zoning and building laws or ordinances; (4) encroachments, utility easements, covenants, conditions, restrictions, easements, and agreements of record; (5) the Declaration and all amendments and exhibits thereto; (6) the provisions of the Act; (7) acts done or suffered by Buyer, or anyone claiming, by, through, or under Buyer, and (8) liens and other matters as to which the Title Insurer (as hereinafter defined) commits to insure Buyer against loss or damage.

THE TENANT OF THE UNIT HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

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 PROVISION OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Managing Member this 3rd day of October, 2002.

ADDISON STATION LLC,
an Illinois Limited Liability Company

By: *Steven V. Frytz*
Steven V. Frytz, Manager

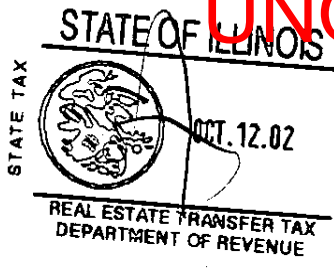
BOX 333-CTI

lot 2
8034879
8034879
CTI

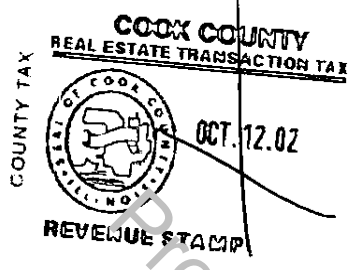
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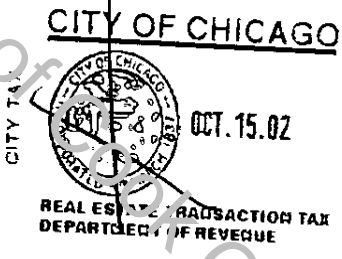
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0000038580
REAL ESTATE TRANSFER TAX
00374.00
FP 102808



0000038705
REAL ESTATE TRANSFER TAX
00187.00
FP 102802



0000019441
REAL ESTATE TRANSFER TAX
02805.00
FP 102805

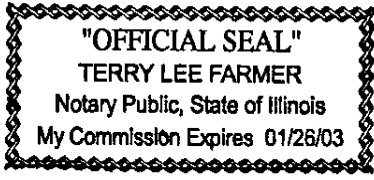
State of Illinois)
County of Cook)

I, Terry Lee Farmer, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Steven V. Frytz, Manager of ADDISON STATION LLC, 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 signed, sealed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 3rd day of October, 2002.

Terry Lee Farmer, Notary Public
My Commission expires January 26, 2003

THIS INSTRUMENT WAS
PREPARED BY
Dewey D. Susler
856 W. Buena Avenue
Chicago, IL 60613



MAIL TO

William A. Pomerantz
55 E. MONROE #3910
CHICAGO IL 60603

SEND SUBSEQUENT TAX BILLS TO

21136357 Joseph + Rosalie A. Mantner
1801 W. Addison #2E
Chgo, IL 60613

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LEGAL DESCRIPTION:

UNIT 1801-2E and P-23

In the Addison Station Condominium as delineated on a survey of the following described land: Lots 1, 2, 3, 4, 5, 6 and 7 (except the West 11.97 feet and the North 90 feet of the East 7.5 feet of the West 19.47 feet of Lot 7) in Ford's Subdivision of Blocks 27, 28, 37 and 38 in the Subdivision of Section 19, Township 40 North, Range 14, East of the Third Principal Meridian (except the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and the East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ thereof) East of the Third Principal Meridian; which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document Number 0020851106 together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Property Index Numbers:

Part of: 14-19-402-010-0000
14-19-402-011-0000

21136357

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