



Chicago Title Insurance Company

**WARRANTY DEED  
ILLINOIS STATUTORY**

**UNOFFICIAL COPY** 0021340255

3594/0143 45 001 Page 1 of 3  
2002-12-05 07:45:28  
Cook County Recorder 29.00



0021340255

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THE GRANTOR(S), SBR Enterprises, Inc., an Illinois Corporation, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to David Germaine, a single man, (GRANTEE'S ADDRESS) 652 W Buckingham, Chicago, Illinois 60657 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit 'A' attached hereto and made a part hereof

**SUBJECT TO:** covenants, conditions and restrictions of record, general taxes for the year 2002 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2002

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 14-08-124-052-0000  
Address(es) of Real Estate: 1408<sup>th</sup> W Foster Ave, Unit #3, Chicago, Illinois 60640

Dated this 15<sup>TH</sup> day of NOVEMBER, 2002

SBR Enterprises, Inc., an Illinois Corporation  
By: [Signature]  
Jeffrey Grinspoon  
President

Attest: [Signature]  
Jon Foley  
Secretary

STATE OF ILLINOIS

STATE TAX

DEC. -3.02

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000071516

REAL ESTATE TRANSFER TAX
0021250
FP 102808

COOK COUNTY

COUNTY TAX

REAL ESTATE TRANSACTION TAX

DEC. -3.02

REVENUE STAMP

# 0000071645

REAL ESTATE TRANSFER TAX
0010625
FP 102802

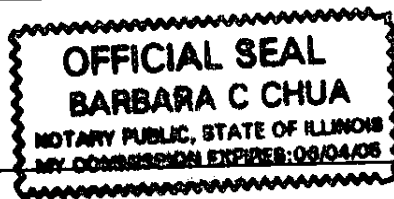
**BOX 333-CTI**

STATE OF ILLINOIS, COUNTY OF Cook ss. **UNOFFICIAL COPY**

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT JEFFREY GILNSPOON AND JON POLBY personally known to me to be the same person(s) whose name(s) 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 15th day of NOVEMBER, 2002

Barbara C. Chua (Notary Public)



Prepared By: Jeffrey Sanchez  
55 W Monroe, Ste 3950  
Chicago, Illinois 60603

Mail To:  
Jeffrey C. Arnold  
200 S. Wacker Dr, 33rd Floor  
Chicago, Illinois 60606

Name & Address of Taxpayer:  
David Germaine  
140<sup>th</sup> W Foster Ave, Unit #3  
Chicago, Illinois 60640

CITY OF CHICAGO



DEC. -3.82

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 000020744	REAL ESTATE TRANSFER TAX
	0159375
	FP 102805

Property of Cook County Clerk's Office 21340255

# UNOFFICIAL COPY

## EXHIBIT A Legal Description

UNIT 1404-3 IN THE ANDERSON GLEN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE SOUTH 5 2/3 FEET OF LOT 7 AND ALL OF LOTS 8, 9 AND 10 IN BLOCK 4 IN ZERO PARK, BEING ZERO MARX SUBDIVISION OF BLOCKS 1, 2, 3 AND 4 OF S. H. KERFOOT'S RESUBDIVISION OF LOTS 1 TO 20 INCLUSIVE IN LOUIS E. HENRY'S SUBDIVISION OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 21009246 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY ILLINOIS.

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.

The 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.

The Tenant of Unit 1404-3 has waived or has failed to exercise the right of first refusal.

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