WARRANTY DEED
CORPORATION GRANTOR

0021368268

The Grantor, ARRANMORE BUILDERS, INC., an Illinois corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of Ten and No/100 Doliars (\$10.00)

CCOK COULTY

RECORDER

EUGENE "GENE" MOORE

MARKHAM OFFICE

and other good and valuable consideration in hand paid, and pursuant to the authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to RAMI HANNA of 3855 N. Southport, Unit 2, Chicago, IL 60613, County of Cook, State of Illinois, the following described Real Estars situated in the County of Cook in the State of Illinois, to wit:

## SEE ATTACHED LEGAL DESCRIPTION RIDER FOR DEED

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.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed by these presents by its President and attested by its President, this 26th day of November 2002.

PIN:

14-20-102-035

COMMONLY KNOWN AS:

1408 W. BYRON, UNIT 1, CHICAGO, IL 60618

ARRANMORE BUILDERS, INC., an Illinois corporation

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OMNICK BOY F President

This Instrument Prepared By:

HAL A. LIPSHUTZ 1120 W. BELMONT

CHICAGO, IL 60657-3313

Send subsequent tax bills to:

RAMI HANNA

1408 W. BYRON, UNIT 1 CHICAGO, IL 60618

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	<b>S</b>

MAIL TO:

**BRIAN DEMUTH** 

STATE OF ILLUNOIS

SS:

COUNTY OF COOK

I, the undersigned, a No ary Public in and for said County in the State aforesaid, do hereby certify that DOMNICK BCYLE, President of ARRANMORE BUILDERS, INC., an Illinois corporation, personally known to me to the same person whose name is subscribed to the foregoing instrument as such of icer, appeared before me this day in person and acknowledged that he signed and delivered such instrument as his own free and voluntary acts and as the free and voluntary act of said corporation, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal, this 26th day of November 2002.

My commission expires:

OFFICIAL SEAL"

ALEXA G. SALOMON **NOTARY PUBLIC, STATE OF ILLINOIS** MY COMMISSION EXPIRES 9/28/2005 City of Chicago

Notary Public

Dept. of Revenue

295334

12/10/2002 11:37

Real Estate

Tranvier Stamp

Batch 02585 4

COOK COUNTY COUNTY TAX

DEC. 10.02

600000 0030850 FP326670

REAL ESTATE

TRANSFER TAX

STATE OF ILLINOIS



REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX

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FP326669

## UNOFFICIAL COPY

## LEGAL DESCRIPTION RIDER FOR DEED

PARCEL 1: UNIT 1 IN THE 1408 W. BYRON CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 16 (EXCEPT THE WEST ½) IN BLOCK 3 IN LAKE VIEW HIGH SCHOOL SUBDIVISION IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.; WHICH SURVEY IS ATTACHED AS EXHIBIT 'D' TO THE DECLARATION OF CONDOMINIUM RECORDED AS RECORDED AS DOCUMENT 0021256143, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-1 AND STORAGE SPACE S-1, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0021256143.

GRANTOR ALSO HERESY 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) encreachments, 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 NOT SERVED AS THERE WERE NO TENANTS AT THE PROPERTY.

PIN: 14-20-102-035

COMMONLY KNOWN AS: 1408 W. BYRON, UNIT 1, CHICAGO, IL 60618