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9677/9080 83 003 Page 1 of 3 2002-12-05 11:46:34

Cook County Recorder

28.50

WARRANTY DEED

CORPORATION GRANTOR

The Grantor, HENEGHAN HOME DEVELOPMENT CORPORATION, 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 Dollars (310.00) and



MECANDER

MECANDER

LUGITE "GENE" MOORE

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 FREDERIC F. HAHN AND JEAN W. HAHN of 1120 W. George, #2, Chicago, IL 60657, as husband and wife, not as Joint Tenants or Tenants in Common but as TENANTS BY THE ENTIRETY, the following described Real Estate 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 as husband and wife, not as Joint Tenants or Tenants in Common but as TENANTS BY THE ENTIRETY, 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 12th day of April, 2002.

PIN:

14-32-226-008

COMMONLY KNOWN AS:

2041 N. BISSELL, UNIT 1, CHICAGO, IL 60614

HENEGHAN HOME
DEVELOPMENT CORPORATION,
an Illinois corporation

By:

JØHN HENEGHAN, President

3P55

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ransfer Stamp

This Instrument Prepared By:

HAL A. LIPSHUTZ

1120 W. BELMONT CHICAGO, IL 60657-3313

Send subsequent tax bills to:

FREDERIC F. HAHN 2041 N. BISSELL, #1 CHICAGO, IL 60614

MAIL TO:

ALAN F. BLOCK

180-N: LASALLE, #2400, CHICAGO, IL 60601

Elwen 5. La & 112 # 1600

6060 3

STATE OF ILLINOIS

FP326670

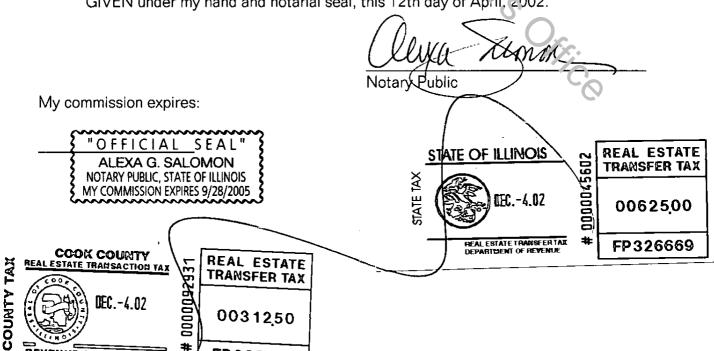
COUNTY OF COOK

REVERUE STAMP



I, the undersigned, a Notary Public ir and for said County in the State aforesaid, do hereby certify that JOHN HENEGHAN, President of HENEGHAN HOME DEVELOPMENT CORPORATION, an Illinois corporation, personal v known to me to the same person whose name is subscribed to the foregoing instrument as such officer, 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 12th day of April, 2002.



LEGAL DESCRIPTION RIDER FOR DEED

PARCEL 1: UNIT 1 IN THE 2041 N. BISSELL CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 40 IN BLOCK 6 IN H.W. CUSHMAN'S SUBDIVISION OF BLOCK 4 IN SHEFFIELD'S ADDITION TO CHICAGO IN SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, 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 0020413865, TOGETHER WITH AN UNDIVIDED PERCENTA 3E 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 AFORESAID RECORDED AS DOCUMENT NO. 0020413865.

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 EASEN ENTS 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 SUBJECTTO: (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 iv unicipal 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 sone 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 casements; (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:

14-32-226-008

COMMONLY KNOWN AS: 2041 N. BISSELL, UNIT 1, CHICAGO, IL 60614

