

UNOFFICIAL COPY

0021339790

9377/0080 93 003 Page 1 of 3  
2002-12-05 11:46:34  
Cook County Recorder 28.50

**WARRANTY DEED**  
**CORPORATION GRANTOR**

2038247MTCLaSalle

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 (\$10.00) and



0021339790

COOK COUNTY  
RECORDER  
LOUISE "GENE" MOORE  
MATTIHAM OFFICE

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

3m

HENEGHAN HOME  
DEVELOPMENT CORPORATION,  
an Illinois corporation

By:

JOHN HENEGHAN, President

3P55  
U R

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

City of Chicago  
Dept. of Revenue  
294926  
12/04/2002 11:40 Batch 02291 16  
Real Estate  
Transfer Stamp  
\$4,687.50



MAIL TO: ALAN F. BLOCK

180 N. LASALLE, #2400, CHICAGO, IL 60601  
Elwin S. Lasker #1600 60603

STATE OF ILLINOIS

) SS.

COUNTY OF COOK

)



I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that JOHN HENEGHAN, President of HENEGHAN HOME DEVELOPMENT CORPORATION, an Illinois corporation, personally known to me to be 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.

*Alexa Salomon*  
Notary Public

My commission expires:

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

STATE OF ILLINOIS  
STATE TAX  
DEC.-4.02

REAL ESTATE  
TRANSFER TAX  
0062500  
# 2095700000  
FP326669

COUNTY TAX  
COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
DEC.-4.02  
REVENUE STAMP

# 0000092931  
REAL ESTATE  
TRANSFER TAX  
0031250  
FP326670

**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 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 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 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 hereto; (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 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