


# UNOFFICIAL COPY

## WARRANTY DEED Statutory Form (Tenancy by the Entirety)

00250292  
 2591/0176 20 001 Page 1 of 5  
 2000-04-10 15:18:01  
 Cook County Recorder 55.00



00250292

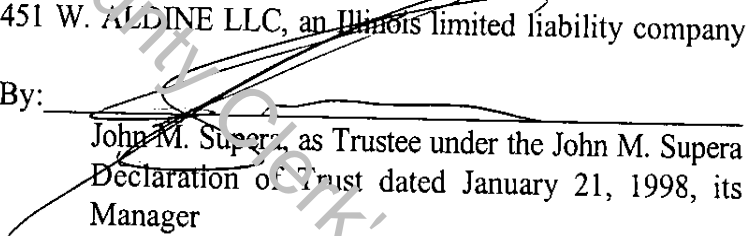
THE GRANTOR, 451 W. ALDINE LLC, an Illinois limited liability company, with its principal place of business at 1512 North Fremont, Chicago, Illinois, for and in consideration of Ten and No/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Neil P. Stern and Suzanne M. Stern, husband and wife, as tenants by the entirety and not as tenants in common and not as joint tenants, 620 West Waveland Avenue, #2E, Chicago, Illinois 60613, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

See attached Exhibit A attached hereto and made a part hereof  
 Subject only to Exhibit B 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 tenants by the entirety and not as tenants in common and not as joint tenants.

Permanent Real Estate Index Number: 14-12-312 013-0000  
 Address of Real Estate: 451 West Aldine, Unit 2, Chicago, Illinois 60657

DATED this 15<sup>th</sup> day of November, 1999.

451 W. ALDINE LLC, an Illinois limited liability company  
 By:   
 John M. Supera, as Trustee under the John M. Supera Declaration of Trust dated January 21, 1998, its Manager

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 M. Supera, as Trustee, personally known to me to be the same persons whose names were subscribed to the 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, 1999.

NOTARY PUBLIC  
 "OFFICIAL SEAL"  
 CLORA B. MILLER  
 NOTARY PUBLIC, STATE OF ILLINOIS  
 MY COMMISSION EXPIRES MAY 26, 2001

**BOX 333-CTI**

784 2785  
 1 of 2 CTI  
 CMO  
 SARSENW N/A B/S/CTI

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MAIL TO:

00250292

Michael D. Rothstein, Esq.  
Schwartz Cooper Greenberger & Krauss  
180 North LaSalle Street, Suite 2700  
Chicago, Illinois 60601

Send subsequent tax bills to:


Neil and Suzanne Stern  
451 West Aldine, Unit 2  
Chicago, Illinois 60657

This instrument was prepared by: Daniel Kohn, Esq., Duane, Morris & Heckscher LLP, 227 W. Monroe  
Suite 3400, Chicago, Illinois 60606

RECORDER'S OFFICE BOX NO. 341


City of Chicago  
Dept. of Revenue  
223467  
04/06/2000 15:06 Batch 05043 48

Real Estate  
Transfer Stamp  
\$5,625.00




666x  
60,100, 119  
3 0 2 6 8 7

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
APR-7'00  
DEPT. OF REVENUE  
750.00



1 4 9 6 2 2

Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE  
STAMP APR-7'00  
p.a. 11426  
375.00



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STREET ADDRESS: 451 W. ALDINE UNIT 2  
CITY: CHICAGO COUNTY: COOK  
TAX NUMBER: 14-21-312-013-0000

00250292

## LEGAL DESCRIPTION:

PARCEL 1:

UNIT NUMBER 2 IN THE 451 WEST ALDINE COMDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE EAST 70 FEET OF THE WEST 150 FEET OF THAT CERTAIN TRACT OF LAND DESCRIBED AS LOTS TWENTY-TWO (22) "B", TWENTY-THREE (23) TWENTY-FOUR (24) TWENTY-FIVE (25) TWENTY-SIX (26) TWENTY-SEVEN (27) TWENTY-EIGHT (28) AND TWENTY-NINE (29) IN BLOCK TWO (2) IN LAKE SHORE SUBDIVISION OF LOTS 24, 25 AND 26 IN PINE GROVE, A SUBDIVISION OF FRACTIONAL SECTION 21, 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 09068276, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-2, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 09068276.

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## EXHIBIT B

### Permitted Exceptions

1. General real estate taxes for the year 1999 and subsequent years not yet due or payable;
2. Encroachment of the wire fence located mainly on the property East and adjoining onto the land by approximately 0.40 feet, as shown on Plat of Survey made by McTigue & Spiewak, Inc., No. 9-339, dated October 1, 1998; and
3. (A) Terms, provisions, covenants, conditions and options contained in and rights and easements established by the Declaration of Condominium Ownership recorded November 15, 1999 and Document No. ~~09068276~~ 09068276 as amended from time to time; and (B) limitations and conditions imposed by the Condominium Property Act.

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## EXHIBIT C

THE FIRST DEED OF EACH INDIVIDUAL UNIT SHOULD CONTAIN THE FOLLOWING LANGUAGE:

"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 PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN."

"THE TENANT OF UNIT 2 HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL OR SUCH TENANT HAD NO SUCH RIGHT."

CHN11707.1

Property of Cook County Clerk's Office