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2000-04-17 14:24:13

Cook County Recorder

25.50

#### WARRANTY DEED

**CORPORATION GRANTOR** 

The Grantor, C & F DEVELOPERS, 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 Dollars (\$10.00) 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 **COLEY NEEL, 3014 N. Kenmore, Chicago, IL 60657,** the following described real estate situated in the County of Cook and 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.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed by these presents by its President and attested by its President, this 12<sup>th</sup> day of April, 2000.

PIN:

14-20-406-040

**COMMONLY KNOWN AS:** 

3510 N. RETA, #1, CHICAGO, IL 60557

C & F DEVELOPERS, INC., an Illinois corporation

By:

ANNA COAKLEY, President

This Instrument Prepared By:

HAL A. LIPSHUTZ 1120 W. Belmont Ave. Chicago, IL 60657-3313

## **UNOFFICIAL COPY**

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Send subsequent tax bills to:

COLEY J. NEEL 3510 N. RETA, #1 CHICAGO, IL 60657

B

MAIL TO: DONNA LIPSHUTZ

130 E. RANDOLPH, #1200, CHICAGO, IL 60601

STATE OF ILLINOIS

COUNTY OF COOK

SS:

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that **ANNA COAKLEY, President of C & F DEVELOPERS, INC., an Illinois corporation,** personally known to me to the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered such instrument as her 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 12 day of April 2000. Notary Public My commission expires: City of Chicado Real Estate STEVEN B LEVIT TARY PUBLIC, STATE OF ILLINOIS Dept. of Revenue Transfor Stamp COMMISSION EXPIRES: 10/20/00 224010 \$3,187.50 04/17/2000 11:55 Batch 07288 CCOK COUNTY REAL ESTATE TRANSFER TAX REAL ESTATE THANSFERTAX SURPRENT OF REVENUE **Lb**356669 APR.17\00 0021250 0042500 00. Yr. 89A FP326670 REVERUE STAMP XAT A342MART STATE OF ILLINOIS REAL ESTATE

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### **LEGAL DESCRIPTION RIDER FOR DEED**

PARCEL 1: UNIT 1 IN THE 3510 N. RETA CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 20 IN BENTON'S ADDISON STREET ADDITION, BEING A SUBDIVISION OF THE EAST 102.9 FEET OF LOT 1 AND LOT 7 (EXCEPT THE EAST 100 FEET OF THE SOUTH 110 FEET THEREOF) IN THE PARTITION OF THE NORTH 3/4 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 20, 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 NO. 00246815, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON FILMENTS.

PARCEL 2: 5XCLUSIVE RIGHT TO USE PARKING SPACE P-1, A LIMITED COMMON ELEMENT AS DELINEATED CN. THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 00246815.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT 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 LAND DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMEN'TS, 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 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) 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; and (l) 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 SERVED NOT AS THERE WERE NO TENANTS AT THE PROPERTY.

PIN:

14-20-406-040

COMMONLY KNOWN AS:

3510 N. RETA, #1, CHICAGO, IL 60657