

WARRANTY DEED

MTC 2025280 183 C. all.

2804/0117 32 001 Page 1 of 2
2000-04-19 13:52:45
Cook County Recorder 23.50



THE GRANTOR O'Donnell Builders, L.L.C., an Illinois limited liability company,

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 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS in fee simple unto

Catherine M. Burkhardt, a single person, of 3734 North Magnolia, Unit 1, Chicago, Illinois 60613

all interest in the following described real estate in the County of Cook and State of Illinois, to wit:

See reverse hereof for Legal Description

Permanent Index Number: 14-20-211-018-0000
Address of Real Estate: 3760 North Fremont, Unit 2
Chicago, Illinois 60613

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

TO HAVE AND TO HOLD said premises FOREVER.

Said Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the Grantor has caused its name to be signed by these presents by its Manager this 7 day of March, 2000.

City of Chicago

Real Estate

O'Donnell Builders, L.L.C.

Dept. of Revenue



Transfer Stamp

By: Patrick O'Donnell

224211

\$2,456.25

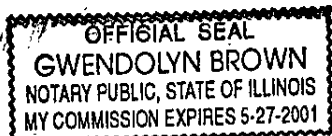
Patrick O'Donnell, Its Manager

14/19/2000 11:50 Batch 07290 33

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 Patrick O'Donnell, Manager of O'Donnell Builders, L.L.C., personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act, and as the free and voluntary act of O'Donnell Builders, L.L.C., for the uses and purposes therein set forth.

Given under my hand and official seal, this 7th day of March, 2000.



Gwendolyn Brown
NOTARY PUBLIC

My commission expires on 5-27-2001

UNOFFICIAL COPY

00273807

LEGAL DESCRIPTION

PARCEL 1:

UNIT 2 IN THE 3760 NORTH FREMONT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE NORTH 1/2 OF LOT 21 IN BLOCK 6 IN BUCKINGHAM'S SECOND ADDITION TO LAKEVIEW IN THE NORTHEAST 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. 00036776, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-2 AND STORAGE SPACE S-2, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 00036776, AS AMENDED FROM TIME TO TIME.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEES, THEIR 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.

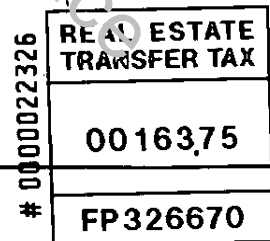
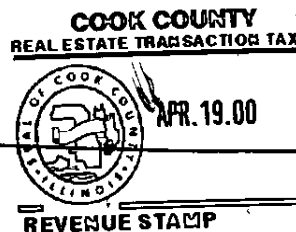
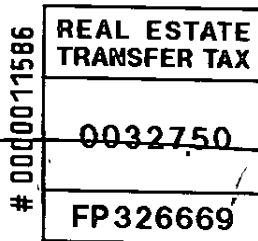
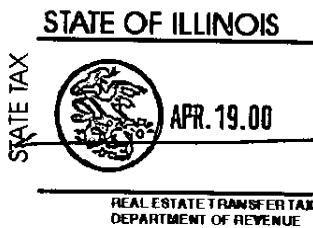
THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

Subject to the following which do not materially adversely affect the use of the property as a condominium residence: (1) real estate taxes not yet due and payable; (2) applicable zoning, building laws and ordinances; (3) public utility easements; (4) private easements for pedestrian ingress and egress for the benefit of other condominium unit owners and only over the Common Elements; (5) provisions of the Municipal Code of Chicago; (6) provisions of the Condominium Property Act of Illinois (the "Act"); (7) all rights, easements, restrictions, conditions and reservations of record or contained in the Declaration or reserved by The 3760 North Fremont Condominium Association (the "Association") to itself and its successors and assigns, for the benefit of all Unit Owners at the Condominium; (8) assessments due to the Association after the Closing Date; and (9) such other matters as to which the Title Insurer commits to insure Grantee against loss or damage.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY.

Permanent Index Number: 14-20-221-018-0000

Address of Real Estate: 3760 North Fremont, Unit 2, Chicago, Illinois



This instrument was prepared by: Eileen C. Lally, One E
Suite 2920, Chicago, Illinois 60601

MAIL TO:

Grace Poe, Esq.
Piper Morbury Rudnick & Wolfe
203 North LaSalle Street
Suite 1800
Chicago, Illinois 60601

SEND SUBSEQUENT TAX BILLS TO:

Catherine M. Burkhardt
3760 North Fremont
Unit 2
Chicago, Illinois 60613