

WARRANTY DEED
ILLINOIS STATUTORY
(Corporation to Individual)



SAS-A DIVISION OF INTERCOUNTY

MAIL TO:
Kevin Dillon
6730 W. HIGGINS
CHgo Ill 60656



NAME & ADDRESS OF TAXPAYER:
Charles Novak
6450 W. BERTRAU
A 310 - Bldg A3
CHgo Ill 60634

RECORDER'S STAMP

SI 590257 I

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THE GRANTOR, **DUNNING DEVELOPMENT, L.L.C.**, a 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 the sum of ten and 00/100 dollars, in hand paid, and pursuant to authority given by the Members of said company, CONVEYS and WARRANTS to

CHARLES J. NOVAK and MARIE NOVAK, as husband and wife,
Not as joint tenants or tenants in common, but as tenants by the entirety
4418 N. Christiana Avenue, Chicago, IL 60625-5402

(NAME AND ADDRESS OF GRANTEE)

the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

UNIT 3-210 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN GLENLAKE CONDOMINIUM NO. 2 AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 99465987, AS AMENDED FROM TIME TO TIME, IN PART OF THE SOUTH FRACTIONAL HALF OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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, EASEMENTS, COVENANTS, 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 SUBJECT TO: REAL ESTATE TAXES NOT YET DUE AND PAYABLE; THE ILLINOIS CONDOMINIUM PROPERTY ACT; THE CONDOMINIUM DECLARATION; THE HOMEOWNER'S DECLARATION FOR GLENLAKE; COVENANTS, CONDITIONS AND RESTRICTIONS AND BUILDING LINES OF RECORD; EASEMENTS EXISTING OR OF RECORD; SPECIAL TAXES OR ASSESSMENTS FOR IMPROVEMENTS NOT YET COMPLETED AND DRAINAGE DISTRICT OR OTHER ASSESSMENTS OR INSTALLMENTS THEREOF, NOT DUE AS OF THE DATE OF CLOSING.

GRANTOR ALSO HEREBY GRANTS AND ASSIGNS TO GRANTEE, THEIR SUCCESSORS AND ASSIGNS, PARKING SPACE NUMBER P3-42 AND STORAGE SPACE NUMBER S3-42 WHICH ARE LIMITED COMMON ELEMENTS AS SET FORTH AND PROVIDED IN THE AFOREMENTIONED DECLARATION OF CONDOMINIUM.

UNOFFICIAL COPY

Permanent Index Number: 13-18-409-040-0000
Address of Real Estate: 6450 West Berteau, Chicago, IL 60634

In Witness Whereof, said Grantor has caused its name to be signed to these presents this 28th day of March, 2000.

DUNNING DEVELOPMENT, L.L.C.

By: Norwood Builders, Inc., a Manager

By: Susan J. Smith
Vice-President

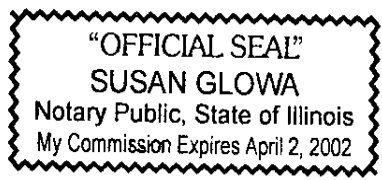
STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Susan J. Smith personally know to me to be the Vice-President of Norwood Builders, Inc., a Managing Member in Dunning Development, L.L.C., and 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 as such Vice-President, she signed and delivered the said instrument pursuant to authority given by the Board of Directors of said corporation, as her free and voluntary act, and as the free and voluntary act and deed of said corporation on behalf of Dunning Development, L.L.C., for the uses and purposes therein set forth.

Given under my hand and notarial seal this 28th day of March, 2000.

Susan Glowa
Notary Public

NOTARIAL SEAL



CITY OF CHICAGO
TRANSFER STAMP

This instrument was prepared by James R. Duerr, 7458 N. Harlem Avenue, Chicago, IL 60631.

This conveyance must contain the name and address of the Grantee for tax billing purposes (55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (55 ILCS 5/3-5022).

00286100


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Property of Cook County Clerk's Office

REORDER ITEM #: PS4 LABEL

CITY TAX

CITY OF CHICAGO



APR. 19.00

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE


0000006009

REAL ESTATE TRANSFER TAX
01155.00
FP326709

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX



APR. 21.00


REVENUE STAMP

0000013233

REAL ESTATE TRANSFER TAX
00077.00
FP326679

STATE TAX

STATE OF ILLINOIS




APR. 21.00

COOK COUNTY


0000013252


REAL ESTATE TRANSFER TAX
00154.00
FP326700

UNOFFICIAL COPY

FP326700	# 0000013253	COOK COUNTY	 STATE TAX APR. 21.00 STATE OF ILLINOIS
0017050		REAL ESTATE TRANSFER TAX	
REAL ESTATE TRANSFER TAX			

REORDER ITEM #: PS4 LABEL

FP326670	# 0000013234	REVENUE STAMP	 COUNTY TAX APR. 21.00 REAL ESTATE TRANSACTION TAX COOK COUNTY
0008525		REAL ESTATE TRANSFER TAX	
REAL ESTATE TRANSFER TAX			

FP326709	# 0000006010	REAL ESTATE TRANSACTION TAX	 CITY TAX APR. 19.00 CITY OF CHICAGO DEPARTMENT OF REVENUE
0127875		REAL ESTATE TRANSFER TAX	
REAL ESTATE TRANSFER TAX			

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, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

00286101

UNOFFICIAL COPY

My Commission Expires Dec 30 2003
 Notary Public State of Illinois
 Emily J Knurek
 "OFFICIAL SEAL" Notary Public

NAME & ADDRESS OF TAXPAYER:

of March in the year 2000
 Given under my hand and notarial seal this 30th day

THIS DEED PREPARED BY: Laurence J. DeVitis
300 S. Wacker St. 1000
Chicago, Illinois 60606

homestead
 before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as
 personally known to me to be the same person whose name Warren N. Barr, III subscribed to the foregoing instrument, appeared

State of Illinois
 County of Cook
 I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that

McCloskey Png. (800) 752-2044

IN WITNESS WHEREOF, Grantor(s) has signed this deed, this 30th day of March in the year 2000
W N Barr III

Exemption Laws of the State of Illinois.
 Grantor(s) hereby expressly waive(s) and release(s) any and all right or benefit under and by virtue of the Homestead in accordance with the statute in such case made and provided.
 of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, hereof being to vest in said The Cosmopolitan Bank and Trust, as Trustee, the entire directed not to register or note in the certificate equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid, the intention and such interest is hereby declared to be personal property, and no beneficiary thereunder shall have any title or interest, legal or them or any of them shall be only in the earnings, avails and proceeds arising from the sale or any other disposition of said real estate, The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under charged with notice of this condition from the date of the recording and/or filing of this Deed.
 shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to said Trust Agreement as the attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its entered into by said Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real for anything it or they or its or their agents or attorneys may do or omit to do in or about said real estate or under the provisions of ally or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim or judgment This conveyance is made on the express understanding and condition that neither Cosmopolitan Bank and Trust, individually or as Trustee, nor its successor or successors in trust shall inquire into any of the terms of said Trust Agreement, and every deed, mortgage, lease or other instrument executed by said Trustee, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) relying on or claiming under any such conveyance, lease or other instrument (a) that at the time of the delivery thereof the trust created by this Deed and by said Trust Agreement was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Deed and in said Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries thereunder; (c) that said Trustee, or any successor in trust, was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his, her or their predecessor in trust.