UNOFFICIAL CO252/01/5 03 001 Page 1 of 3 2000-04-26 13:57:41

Cook County Recorder

25.50

1026219mx(18 PREPARED BY:

LLOYD E. GUSSIS ATTORNEY AT LAW 2524 NORTH LINCOLN CHICAGO, IL 60614

WARRANTY DEED

COMPANY GRANTOR, B & D DEVELOPMENT, L.L.C., a limited liability n 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 (\$10.00) Dollars wir hand paid, and pursuant to authority given by the Board of Directs of said by the Board of Directs of Said by the Board of Directs and WAR-RANTS unto Richard E. Lindner, III and Emily M. Shaw, 865 West Buckingham, Chicago, Illinois, the real estate commonly known as 540 West Oakdale, Unit # 44, Chicago, Illinois, situated in the County of Cook, in the State of Illinois, being hereinafter legally described, TO HAVE AND TO HOLD said premises not in tenancy in common but in joint tenancy forever.

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed and has caused its name to be signed to these resents by its President and attested by its Secretary this 4 day of MVII , 2000.

ADDRESS: 540 West Oakdale, Unit # 4W, Chicago,

PTIN: 14-28-112-014-0000

B & D DEVELOPMENT

STATE OF ILLINOIS SS COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County and State, DO HEREBY CERTIFY that John Donlandle and ... and ... personally known to me to be the management of Donland ... , personally known to me to be the managers of B & D (Development, L.L.C., whose names are subscribed to the foregoing instrument, appeared before me this day in person

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and acknowledged that they signed, sealed and delivered the said instrument pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notarial , 2000.	seal this day of
"OFFICIAL SEAL" LLOYD GUSSIS NOTARY PUBLIC, STATE OF BURIOR MY COMMISSION EXPIRES 10/	Notary Public
My commission expires	<u> </u>
MAIL TO:	SEND TAX BILL TO:
BARRY M. ROSENBLOOM 750 W. Lake Cook Pd # 493 BUFFALO G-ROVE IL 60089	R. LINDNEL E. SHAW 540 W. Oakdale #4W Chicago IL 60657



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PARCEL 1:

Unit # 4W in The 540 West Oakdale Condominiums, as delineated on a survey of the following described real estate:

Lot 16 in Homewood, being a Subdivision of the South 5 chains of the North 25 chains of the West 10 chains of the East 1/2 of the Northwest 1/4 of Section 28, 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 0025606 together with an undivided percentage interest in the common elements.

PARCEL 2:

The exclusive right to use Parking Space $\frac{P-1}{1}$, a Limited Common Element, as delineated on the Survey attached to the Declaration aforesaid recorded as Document No. 00258606

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 casements 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 the Unit, if any, either waived or failed to exercise the right of first refusal to purchase the Unit or had no right of first refusal to purchase the Unit.