UNOFFICIAL CO

WARRANTY DEED (Limited Liability Company to Individual) **STATUTORY**

THE GRANTOR, 2116 W. CULLOM. L.L.C., an Illinois Limited Liability Company, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid. CONVEYS and WARRANTS to JAMES D. WOOD, 3823 North Hamilton, Chicago, IL 60618, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

0030222611

5234/0270 55 001 Page 1 of 2003-02-18 09:36:21 Cook County Recorder 28.00



SEE LEGAL DESCRIPTION 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.

SUBJECT TO, IF ANY: Exceptions contained in Rider attached hereto.

Permanent Real Estate Index Number: 14-18 307-005-0000 and 14-18-307-006-0000

Address of Real Estate: 2116 West Cullom, Unit 402, Chicago, IL 60618

In Witness Whereof, said Grantor has caused its name to be signed to these presents by Its Manager this Lodday of JAUUALY 2003.

OUNT CLOUTS 2116 W. CULLOM; L.L.C an Illinois Limited Mability Company, RICHARD J. WINEBERG, 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 HEPES' CERTIFY that RICHARD J. WINEBERG, as Manager of 2116 W. CULLOM, L.L.C., an Illinois Limited Liability Company, 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 the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

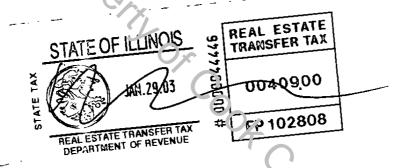
Given under my hand and official scalubic 314 day of JANJANY OFFICIAL SEAL **ELIZABETH F JAKUBCO** NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES:06/13/06

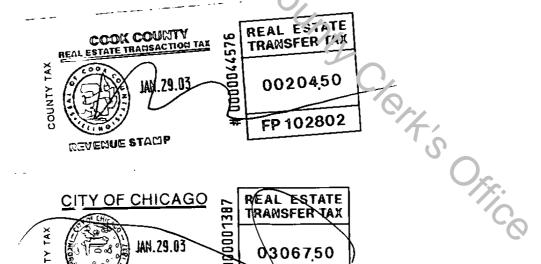
This Instrument was prepared by: GERARD D. HADERLEIN, 3413 N. Lincoln Avenue, Chicago, IL 60657.

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO

UNOFFICIAL COPY











PARCEL 1: UNIT 402 IN THE 2116 W. CULLOM CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 42 AND 43 IN CHARLES KENNITZ SR.'S SUBDIVISION OF LOTS 4, 5 AND 6 IN W. B. OGDEN SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL; THENCE SOUTHEASTERLY ALONG THE SOUTHWEST LINE OF SAID PARCEL, A DISTANCE OF 6.40 FEET; THENCE NORTHEASTERLY AND PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 2.16 FEET TO THE POINT OF BEGINNING, (SAID POINT BEING THE NORTHWESTERLY CORNER OF THE FINISHED SURFACE OF INTERIOR WALL OF A 4 STORY BRICK AND CONCRETE BLOCK BUILDING COMMONLY KNOWN AS 2116 W. CULLOM AVENUE), LYING AT 17.83 FEET ABOVE HORIZONTAL PLANE AND 27.25 FEET BELOW ', OP IZONTAL PLANE, CITY OF CHICAGO DATUM; THENCE CONTINUING NORTHEASTERLY ALONG THE FINISHED INTERIOR WALL, A DISTANCE OF 9.38 FEET; THENCE NORTHWESTERLY AND PERPENDICULAR TO THE LAST DESCRIBED LINE, ALONG THE FINISHED INTERIOR WALL, A DISTANCE OF 1.33 FEET; THENCE NORTHEASTERLY AND PERPENDICULAR TO THE LAST DESCRIBED LINE, ALONG THE FINISHED INTERIOR WALL, A DISTANCE OF 20.88 FEET; THENCE SOUTHEASTERLY AND PERPENDICULAR TO THE LAST DESCRIBED LINE, ALONG THE FINISHED INTERIOR WALL, A DISTANCE OF 10.71 FEET; THENCE NORTHEASTERLY AND PERPENDICULAR TO THE LAST DESCRIBED LINE, ALONG THE FINISHED INTERIOR WALL, A DISTANCE OF 6.67 FEET; THENCE SOUTHEASTERLY AND PERPENDIC'ULAR TO THE LAST DESCRIBED LINE, ALONG THE FINISHED INTERIOR WALL, A DISTANCE OF 30.6, FE ET; THENCE SOUTHWESTERLY AND PERPENDICULAR TO THE LAST DESCRIBED LINE, ALONG THE FINISHED INTERIOR WALL, A DISTANCE OF 2.86 FEET; THENCE DEFLECTING 63 DEGREES 25 MINUTES 00 SECONDS LEFT FROM THE PROLONGATION OF THE PRECEDING COURSE, ALONG THE FINISHED INVERIOR WALL, A DISTANCE OF 10.50 FEET; THENCE WEST AND PERPENDICULAR TO THE LAST DESCRIPED LINE, ALONG THE FINISHED INTERIOR WALL, A DISTANCE OF 33.07 FEET; THENCE DEFLECTING 61 DEGREES 25 MINUTES 00 SECONDS RIGHT FROM THE PROLONGATION OF THE PRECEDING COURSE, ALONG THE FINISHED INTERIOR WALL, A DISTANCE OF 34.85 FEET, TO THE POINT OF BEGINNING. ALL IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLAFATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0021050330 AND AS AMENDED, TOGETHEP, WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF G6, E7 AND S-402, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESTID RECORDED AS DOCUMENT NUMBER 0021050330.

COMMONLY KNOWN AS 2116 WEST CULLOM, UNIT 402, CHICAGO, IL 60618

P.I.N. 14-18-307-005-0000 AND 14-18-307-006-0000

Subject only to: (1) current general real estate taxes not yet due and payable; (2) easements, covenants, restrictions and building lines of record; (3) encroachments, if any; (4) applicable City of Chicago zoning, condominium and building laws or ordinances; (5) acts done or suffered by Buyer; (6) Condominium Property Act of Illinois; (7) Declaration of Condominium Ownership and all amendments thereto; (8) liens and other matters over which the title insurer provided for herein commits to insure by endorsement; (9) existing leases, licenses and agreements affecting the Common Elements; (10) utility easements, if any, whether recorded or unrecorded; (11) installments due after the date of Closing for assessments levied pursuant to the Declaration.

Grantor also hereby grants to the Grantee, his 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.