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This instrument drafted by:
Alan O. Amos
Alan O. Amos & Associates, P.C.
Suite 2100
3 First National Plaza
Chicago, IL 60602

0030411509

6088/0367 20 001 Page 1 of 2
2003-03-27 11:34:44
Cook County Recorder 26.00



0030411509

WARRANTY DEED

This indenture, made March 14, 2003 between Western Phase II, L.L.C., an Illinois limited liability company ("Grantor") and Luis V. Gutierrez and Soraida Gutierrez, husband and wife, not as joint tenants and not as tenants in common but as tenants by the entirety ("Grantee") whose address is: 2846 N. River Walk Drive, Unit 81, Chicago, IL 60618,

Witnesseth, that the Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration the receipt of which is acknowledged, does hereby grant, sell, convey and warrant unto the Grantee, the following described real estate, situated in the City of Chicago, Cook County, Illinois to wit:

PARCEL 1: UNIT 84 IN THE RIVER WALK TOWNHOMES CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:
CERTAIN PARTS OF LOTS IN BLOCK 9, IN CLYBURN AVENUE ADDITION TO LAKEVIEW AND CHICAGO, IN SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00721016, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF THE DRIVEWAY FOR THE BENEFIT OF UNIT 84, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 00721016.

PARCEL 3: A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS, USE AND ENJOYMENT UPON THE PROPERTY AS DEFINED, DESCRIBED AND DECLARED IN THE DECLARATION OF EASEMENTS COVENANTS RECORDED AS DOCUMENT NUMBER 00170099, AND AS AMENDED.

STATE OF ILLINOIS

STATE TAX



MAR. 24. 03

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000046777

REAL ESTATE
TRANSFER TAX

0043500

FP 102808

CITY OF CHICAGO

CITY TAX



MAR. 24. 03

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000000002

REAL ESTATE
TRANSFER TAX

0326250

FP 102805

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX



MAR. 24. 03

REVENUE STAMP

0000046853

REAL ESTATE
TRANSFER TAX

0021750

FP 102802

BOX 333-CTI

Vertical handwritten notes on the left margin: "No Abs", "Aa", "CPI", "Perez", "8090285", "CND".

Handwritten initials "2 AP" and "AB" in the right margin.

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Grantor also hereby grants to the Grantee, and the successors and assigns of Grantee, 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 of Condominium 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 of Condominium the same as though the provisions of said Declaration were recited and stipulated at length herein.

Commonly known as 2846 N. River Walk Drive ,Unit 81, Chicago, Illinois.
Permanent Index Numbers: 14-30-116-014 until 018 and 14-30-116-025-0000

To Have And To Hold the same unto the Grantee as aforesaid and to the proper use, benefit on behalf of the Grantee forever.

No tenant of the Unit had the right of first refusal to purchase the Unit.

In Witness Whereof, the Grantor has executed this Deed as of the date first above written.

Western Phase II, L.L.C.
an Illinois limited liability
company

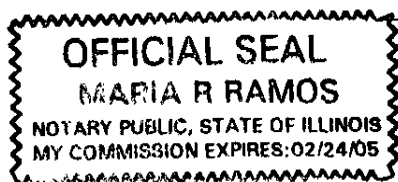
By: Rezmar Corporation, an Illinois
corporation, its manager

By: *[Signature]*
Its Assistant Secretary

State of Illinois)
) ss
County of Cook)

The undersigned, a Notary Public in and for said County in the State aforesaid, Does Hereby Certify that Marinel Mateo, Assistant Secretary of Rezmar Corporation, the manager of Grantor, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such president appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act, and as the free and voluntary act of Rezmar Corporation, as manager, for the uses and purposes therein set forth;

Given under my hand and Notarial Seal, March 14, 2003.



Maria R. Ramos
Mail to: Luis V. Gutierrez
2846 N. River Walk Unit 81
Chicago, IL 60618

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