

UNOFFICIAL COPY

00385806

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2000-05-26 12:58:07  
Cook County Recorder 25.50



00385806

THIS INSTRUMENT  
PREPARED BY:

LLOYD E. GUSSIS  
ATTORNEY AT LAW  
2524 NORTH LINCOLN  
CHICAGO, IL 60614  
2026218MTCLaSalle *ldz*

WARRANTY DEED

THE GRANTOR, B & D DEVELOPMENT, L.L.C., a limited liability corporation 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, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS AND WARRANTS unto Geoffrey */T/* Emerick and Karan */M/* Emerick, husband and wife, 2920 North Burling, Chicago, Illinois, the real estate commonly known as 540 West Oakdale, Unit # 3W, 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 and not in joint tenancy but in tenancy by the entirety 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 *25th* day of *MAY*, 2000.

ADDRESS: 540 West Oakdale, Unit # 3W, Chicago, Illinois

PTIN: 14-28-112-014-0000

B & D DEVELOPMENT, L.L.C.

By: *John Dondanville*

Attest: *Michael Boyle*

*3M*

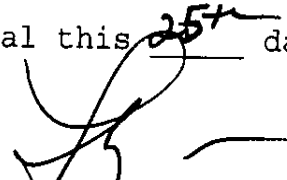
STATE OF ILLINOIS )  
  ) SS  
COUNTY OF COOK    )

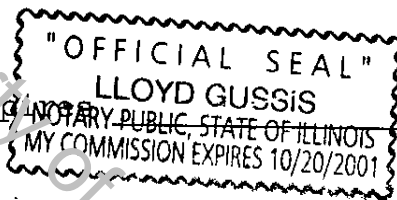
I, the undersigned, a Notary Public in and for said County and State, DO HEREBY CERTIFY that *John Dondanville* and *Michael Boyle*, personally known to me to be the managers of B & D Development, L.L.C., whose names are subscribed to

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the foregoing instrument, appeared before me this day in person 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 seal this 25<sup>th</sup> day of May, 2000.

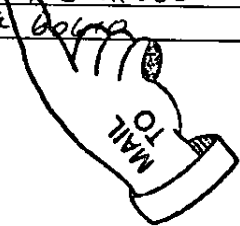
  
\_\_\_\_\_  
Notary Public



My commission expires \_\_\_\_\_

MAIL TO:

John M. Blum  
536 W. Bate St. Suite 200  
Chicago, IL 60642



SEND TAX BILL TO:

GEOFFREY T. EMBACK  
540 W. OAKDALE, Unit 300  
Chicago, IL 60657

City of Chicago  
Dept. of Revenue  
226875  
05/26/2000 11:09 Patch 02594 51

Real Estate  
Transfer Stamp  
\$3,562.50



COOK COUNTY  
REAL ESTATE TRANSACTION TAX



MAY 26 2000

REVENUE STAMP

REAL ESTATE  
TRANSFER TAX  
0023750  
FP326670  
# 0000025514

STATE OF ILLINOIS

STATE TAX



MAY 26 2000

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

REAL ESTATE  
TRANSFER TAX

# 0000013069

0047500

FP326669

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## PARCEL 1:

Unit # 3W 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 00258606, together with an undivided percentage interest in the common elements.

## PARCEL 2:

The exclusive right to use Parking Space P-2, 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 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.

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.

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