

UNOFFICIAL COPY

WARRANTY DEED



Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 04/21/2003 09:26 AM Pg: 1 of 3

Statutory (ILLINOIS)

THE GRANTOR, GREENWOOD ASSOCIATES, L.P., a limited partnership 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, Village of Willowbrook, County of DuPage, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid and pursuant to authority of the Manager of its sole General Partner, Greenwood Associates, L.L.C., an Illinois Limited Liability Company, CONVEYS and WARRANTS to C. TODD WIESE and WENDY ELAIN WIESE, of 605 W. Madison Street, #2010, Chicago, Illinois 60661

not as Tenants in Common or as Joint Tenants, but as Tenants by the Entirety the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1: LOT 6 IN GREENWOOD MANOR, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED WITH THE COOK COUNTY RECORDER OF DEEDS ON FEBRUARY 5, 2002 AS DOCUMENT NUMBER 0020149355, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AFORESAID AS SET FORTH IN THE DECLARATION OF PARTY WALL RIGHTS, COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR GREENWOOD MANOR TOWNHOME ASSOCIATION, RECORDED FEBRUARY 5, 2002 WITH THE COOK COUNTY RECORDER OF DEEDS AS DOCUMENT NUMBER 0020149356.


P.I.N.: 09-26-117-040 and 09-26-117-047


Common Address: 722-B Northwest Highway, Park Ridge, IL 60068


SUBJECT TO: 1)Declarations of Covenants, Conditions, and Restrictions for GREENWOOD MANOR TOWNHOME ASSOCIATION ("Declaration") recorded with the Cook County Recorder of Deeds, which may be amended from time to time. (Purchaser hereby acknowledges receipt of copy of the current version of said document); (ii) Applicable zoning, planned development and building laws and ordinances and other ordinances of record; (iii) Covenants, conditions, agreements, building lines and restrictions of record including but not limited to the following deed restriction: The Property shall be used for residential purposes only. No multiple family dwelling (as that term is defined by the Park Ridge Zoning Ordinance) of any kind whatsoever shall be erected or maintained on the land except that no more than nine (9) attached dwellings (townhouses) may be erected provided that the underlying land has been rezoned prior to construction to R-3 by the City of Park Ridge; (iv) Easements to any municipality and public utility easements and easements recorded prior to the closing, including those established by or implied from, the Declaration or any amendments thereto; (v) If any, rights of the public, the municipality and adjoining contiguous owners to use and have maintained, the drainage ditches, feeders, laterals, and water detention basins located in or serving the property; (vii) General Real Estate Taxes not yet due and payable, and (viii) Title objections caused by the Purchaser or anyone claiming through Purchaser.


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Property of Cook County Clerk's Office

083784
 Cook County
REAL ESTATE TRANSACTION TAX
 REVENUE _____
 STAMP MAR20'03  100.00
 P.B. 10848

08347

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
 MAR20'03 DEPT. OF REVENUE 410.50
 P.B. 10516

083792
 Cook County
REAL ESTATE TRANSACTION TAX
 REVENUE _____
 STAMP MAR20'03  50.00
 P.B. 10848

083791
 Cook County
REAL ESTATE TRANSACTION TAX
 REVENUE _____
 STAMP MAR20'03  50.00
 P.B. 10848

083793
 Cook County
REAL ESTATE TRANSACTION TAX
 REVENUE _____
 STAMP MAR20'03  05.25
 P.B. 10848

UNOFFICIAL COPY

DATED this 14 day of MARCH, 2003

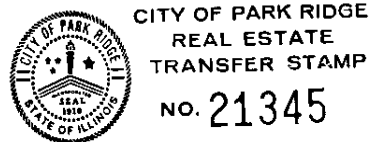
Greenwood Associates, L.P.,
An Illinois limited partnership

By: Greenwood Associates, L.L.C.,
An Illinois limited liability company,
Its sole general partner,

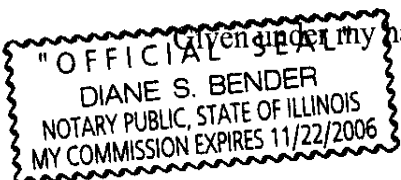
By: Desmond Curran
Desmond Curran
Its Manager

P.N.T.N.

STATE OF ILLINOIS)
) SS
COUNTY OF Park Ridge



I, the undersigned, a Notary Public in and for the County and State aforementioned do hereby certify that the above named Manager of the sole general partner of Greenwood Associates, L.P., the Declarant, personally known to me to be the same person who is subscribed to the foregoing instrument as such Manager, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and is the free and voluntary act of said limited partnership for the uses and purposes set forth therein.



Given under my hand and Notarial Seal this 14th day of March, 2003.

Diane S. Bender

My Commission expires Nov. 22, 2006

This instrument was prepared by: Desmond P. Curran, 122 W. 22nd Street, Suite 350
Oak Brook, IL 60523

ADDRESS OF PROPERTY:
722-B Northwest Highway
Park Ridge, IL 60068

MAIL TO:
C. Todd Wiese
Wendy Elaine Wiese
722-B Northwest Highway
Park Ridge, IL 60068