


UNOFFICIAL COPY

WARRANTY DEED
(LLC to Individual)
(Illinois)

2043907 MTC SAEMMY

THIS AGREEMENT, made this 15 day of April, 2003 between Heritage Condominiums, LLC, a limited liability company 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, party of the first part, and Rene Magno and Kathleen Collins, 2553 W. Sunnyside, Chicago, 60659, not as tenants in common but as joint tenants with rights of survivorship, party of the second part, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:


0312910072
Eugene "Gene" Moore Fee: \$26.50
Cook County Recorder of Deeds
Date: 05/09/2003 12:49 PM Pg: 1 of 2

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said limited liability company, by these presents does REMISE, RELEASE, ALIEN, CONVEY AND WARRANT unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

PARCEL 1:
UNIT 401 IN THE HERITAGE CONDOMINIUMS ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 4 AND 5 (EXCEPTING THEREFROM THE SOUTH 20.77 FEET OF LOT 4, EXCEPT THE EAST 17.42 FEET THEREOF, AND THE SOUTH 20.77 FEET OF LOT 5) IN BLOCK 5 IN MONTROSE, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ZM

AND
THE WEST 7 FEET OF LOT 6 IN LOUIS FRY'S RESUBDIVISION OF LOTS 1, 2 AND 3 IN BLOCK 5, LOTS 1, 2, 3, 4 AND 5 IN BLOCK 6, AND LOTS 1, 2, 3 AND 4 IN BLOCK 8 IN MONTROSE IN SECTION 15, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, which survey is attached to the Declaration of Condominium made by Heritage Condominiums, LLC, recorded in the office of the Recorder of Deeds of Cook County, Illinois as Document No. 0021232461 together with its undivided percentage interest in the common elements, in Cook County, Illinois.

PARCEL 2:
THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-13, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID AS DOCUMENT 0021232461.

"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, 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 THIS UNIT HAS WAIVED THEIR RIGHT OF FIRST REFUSAL.

P.I.N.: P.I.N.: 13-15-103-001 AND 13-15-103-002 AND 13-15-103-033

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
307150 \$1,860.00
05/08/2003 14:33 Batch 05328 60



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Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: Covenants, conditions, restriction of record, and public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2001 and subsequent years.

Permanent Real Estate Number(s): 13-15-103-001 AND 13-15-103-002 AND 13-15-103-033

Address(es) of Real Estate: 4625 W. Lawrence, Unit 401, Chicago, Illinois

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its _____ President, and attested by its _____ Secretary, the day and year first above written.

Rosenthal, Phillip I., Inc. Heritage Condominiums

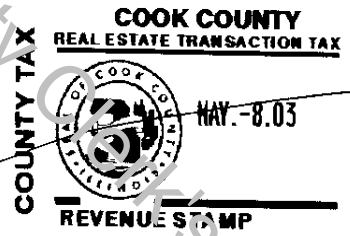
BY: _____
President

ATTEST: _____
Secretary

This instrument was prepared by: Phillip I. Rosenthal, 3700 W. Devon, #E, Lincolnwood, Illinois 60712

MAIL TO:
Gregory Papiernik
20 N. Wacker Drive, #3400
Chicago, Illinois 60606

SEND SUBSEQUENT BILLS TO:
Rene Mango
4625 W. Lawrence, Unit 401
Chicago, Illinois 60630



REAL ESTATE TRANSFER TAX
0012400
FP326670

OR RECORDER'S OFFICE BOX NO. _____

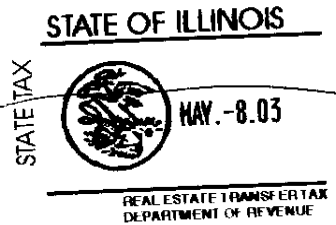
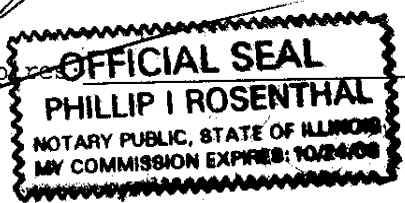
STATE OF ILLINOIS) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Phillip I. Rosenthal is personally known to me to be the President of Heritage Condominiums, LLC, an Illinois limited liability company, and Gregory Papiernik is, personally known to me to be the Secretary of said limited liability company, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such _____ President and _____ Secretary, they signed and delivered the said instrument and caused the corporate seal of said limited liability company to be affixed thereto, pursuant to authority, given by the Board of Directors of said limited liability company as their free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 14 day of April, 2003.

Notary Public

Commission Expires _____



REAL ESTATE TRANSFER TAX
0024800
FP326660