

UNOFFICIAL COPY



Chicago Title Insurance Company

WARRANTY DEED
ILLINOIS STATUTORY
(Corporation to Individual)

23

ME 2046748
lallc



0317814216
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 06/27/2003 01:41 PM Pg: 1 of 3

THE GRANTOR, Wharton Group, L.L.C., a 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 & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEY(S) and WARRANT(S) to Sandra A. Kinane and Kevin J. Kinane HUSBAND AND WIFE NOT AS JOINT TENANTS NOT AS TENANTS IN COMMON BUT AS TENANTS BY THE (GRANTEE'S ADDRESS) 340 West Diversy, Unit 417, Chicago, Illinois 60657 ENTIRETY

of the County of Cook, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

THIS IS NOT HOMESTEAD PROPERTY

City of Chicago
Dept. of Revenue
311535
\$2,700.00
Real Estate Transfer Stamp
06/27/2003 09:06 Batch 02209 13

SUBJECT TO:

Permanent Real Estate Index Number(s): 14-18-319-038-0000, 14-18-319-039-0000
Address(es) of Real Estate: 4164 North Lincoln, Unit 2S and P-3, Chicago, Illinois 60618

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Member/Manager, and attested by its Attorney this 17th day of June, 2003.

Wharton Group, L.L.C.

By Paul Franklin
Member/Manager

Attest Michelle A. Laiss
Michelle A. Laiss
Attorney

COOK COUNTY
REAL ESTATE TRANSACTION TAX
JUN. 26. 03
REVENUE STAMP

REAL ESTATE
TRANSFER TAX
0018000
FP326670
0000105337

STATE OF ILLINOIS
STATE TAX
JUN. 26. 03
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000053214
REAL ESTATE
TRANSFER TAX
0036000
FP326660

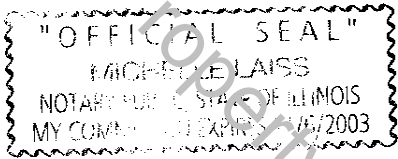
M.G.R. TITLE

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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Paul Franklin, personally known to me to be the Member/Manager of the Wharton Group, L.L.C., and Michelle A. Laiss, personally known to me to be the Attorney of said corporation, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such Paul Franklin and Member/Manager they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, 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 and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 17th day of June 2003



Michelle (Notary Public)

Prepared By: Michelle A. Laiss
1530 West Fullerton
Chicago, Illinois 60614

Mail To:
Jeffrey Weston
20 North Clark Street - Suite 1725
Chicago, Illinois 60602

Name & Address of Taxpayer:
Sandra A. Kinane and Kevin J. Kinane
4164 North Lincoln, Unit 2S and P-3
Chicago, Illinois 60618

PROPERTY OF COOK COUNTY CLERK'S OFFICE

UNOFFICIAL COPY

LEGAL DESCRIPTION

PARCEL 1:

UNIT 2S AND P-3 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 4164 NORTH LINCOLN AVENUE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT 0316810029 FALLING IN PART OF LOTS 235 AND 236 IN RUDDOLPH'S SUBDIVISION OF BLOCK 4 AND 5 IN W.B. OGDEN'S SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS .

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE GARAGE ROOF DECK, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0316810079.

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.

P.I.N. 14-18-319-038-000 & 14-18-319-039-000

4164 North Lincoln Avenue, Unit 2S AND P-3, Chicago, Illinois 60618