

UNOFFICIAL COPY



Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 07/11/2003 09:58 AM Pg: 1 of 3

WARRANTY DEED

This Warranty Deed is made this 24<sup>th</sup> day of October, 2002, between **Donald G. Pierini** (the "Grantor") and **Marco Conti** (the "Grantee").

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and No/00 (\$10.00) Dollars and other valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does convey and warrant unto **Marco Conti**, and to his successors and assigns, forever, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows:

The property legally described in Exhibit "A", attached hereto and made a part hereof, which property is commonly known as 2700 North Seminary, Unit G located in Chicago, Illinois.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his successors 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: (i) general real estate taxes for 2002 and subsequent years; (ii) applicable zoning and building laws and building restrictions and ordinances; (iii) acts done or suffered by the Grantee or anyone claiming by, through or under the Grantee; (iv) streets and highways, if any; and, (v) covenants, conditions, restrictions, easements, permits and agreements of record, including the covenants, conditions and restrictions contained in a declaration recorded August 29, 1995 as number 95573176.

IN WITNESS WHEREOF, Donald G. Pierini has executed this Warranty Deed as of the day and year above first written.

Donald G. Pierini

By:

This instrument was prepared by:

Robert Buono  
400 W. Huron Street  
Chicago, Illinois 60610

Permanent Index Number:

14-29-400-052

Near North National Title Corp  
222 North Dearborn Street  
Chicago, Illinois 60610

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01022578  
12-2-02

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Street Address:

2700 N. Seminary, Unit G  
Chicago, Illinois 60614

After recording mail to:

Marco B. Conti  
2700 N. Seminary, Unit G  
Chicago, Illinois 60614

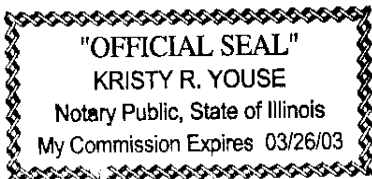
Send subsequent tax bills to:

Marco B. Conti  
2700 N. Seminary, Unit G  
Chicago, Illinois 60614




State of Illinois )  
                          )       SS  
County of Cook    )

Kristy Youse, a Notary Public in and for said County, in the State aforesaid, does hereby certify that Donald G. Pierini who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his free and voluntary act and as the free and voluntary act of said limited liability company for the uses and purposes therein set forth.

Given under my hand and notarial seal this 24<sup>th</sup> day of October, 2002.



*[Handwritten Signature]*  
\_\_\_\_\_  
Notary Public

|   |             |              |                          |
|---|-------------|--------------|--------------------------|
| CITY TAX<br><br>REAL ESTATE TRANSACTION TAX<br>DEPARTMENT OF REVENUE | JUN. 26. 03 | # 000000570  | REAL ESTATE TRANSFER TAX |
|   |             |              | 04200.00<br>FP326675     |
| STATE TAX<br><br>REAL ESTATE TRANSFER TAX<br>DEPARTMENT OF REVENUE   | JUN. 26. 03 | # 0000005936 | REAL ESTATE TRANSFER TAX |
|   |             |              | 00560.00<br>FP326703     |
| COUNTY TAX<br><br>REAL ESTATE TRANSACTION TAX<br>REVENUE STAMP       | JUN. 26. 03 | # 0000003801 | REAL ESTATE TRANSFER TAX |
|   |             |              | 00280.00<br>FP326657     |

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## Exhibit A

**Parcel 1: (Parcel 12) Lots 25 through 28, taken as a tract, (except the Northwestern 156.25 feet and except the Southwesterly 99.58 feet) in Broomell's Subdivision (except the East 6 2/3 acres) of Outlot 13 in Canal Trustees Subdivision of the East half of Section 29, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.**

**Also the Southeasterly 9.50 feet of the Northwestern 156.25 feet (except the Southwesterly 98.45 feet) of the following described tract: The tract being described as: Lots 25 through 28 in Broomell's Subdivision (except the East 6 2/3 acres) of Outlot 13 in Canal Trustees Subdivision of the East half of Section 29, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.**

**Parcel 2: Easement appurtenant to and for the benefit of Parcel 1 as set forth in the Declaration of Covenants, Conditions, Restrictions and Easements for Seminary Court Townhomes recorded August 29, 1995 as document number 95573176, for ingress and egress over Lots 25 through 28 in Broomell's Subdivision (except the East 6 2/3 acres) of Outlot 10 and (except the East 3 1/3 acres) of Outlot 13 in Canal Trustees Subdivision of the East half of Section 29, Township 40 North, Range 14, East of the Third Principal Meridian, (except from said property taken as a tract, the Southeasterly 43.76 feet and except the Southwesterly 63.50 feet of the Northwestern 47.41 feet of the Southeasterly 103.67 feet and except the Northwestern 47.25 feet of the Southeasterly 163.76 feet of the Southwesterly 63.50 feet and except the Northwestern 20.50 feet and except the Southeasterly 113.0 feet of the Northwestern 146.75 feet that lies Northeasterly of the Southwesterly 76.33 feet and except that part of the Southeasterly 13.25 feet of the Northwestern 33.75 feet that lies Northeasterly of the Southwesterly 106.50 feet and except that part of the Southeasterly 9.50 feet of the Northwestern 156.25 feet that lies Northeasterly of the Southwesterly 98.45 feet) in Cook County, Illinois.**

Cook County Clerk's Office