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0324049111

Eugene "Gene" Moore Fee: \$30.00

Cook County Recorder of Deeds

Date: 08/28/2003 11:33 AM Pg: 1 of 4

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR(S), Brookriver Kent Investment I, LP, a Texas limited Partnership, of the City of Dallas, County of Dallas, State of Texas for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Sam G. Torolopoulos and Carolyn Torolopoulos, as joint tenants, (GRANTEE'S ADDRESS) 715 Kent Court, Southlake, Texas 76092 of the County of Tarrant, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

UNIT A-4 AND PARKING SPACES P-3 AND P-4, IN THE MADISON MANOR 2 CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 TO 10, INCLUSIVE, IN WILLIAM HALE THOMPSON'S SUBDIVISION OF LOTS 17 TO 26, INCLUSIVE, IN S.F. GALE'S SUBDIVISION OF BLOCK 52 OF CARPENTER'S ADDITION TO CHICAGO A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 26, 2001 AS DOCUMENT 001055808, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME.

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 THROUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH THEREIN.

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hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 17-08-448-004-0000 (affects this and other land).

Address(es) of Real Estate: 920 West Madison, Unit A-4, and Parking Spaces 3 and 4, Chicago, IL 60607

Dated this 26th day of August, 2003



Brookriver Kent Investment I, LP, a Texas
limited partnership

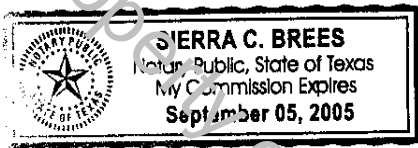
By: Brookriver Kent Investment, Inc., Sam G.
Torolopoulos, President of its Corporate
General Partner

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STATE OF TEXAS, COUNTY OF Dallas ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Sam G. Torolopoulos, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 26 day of August, 2003



Sierra C. Brees (Notary Public)

EXEMPT UNDER PROVISIONS OF
PARAGRAPH E, SECTION 31 - 45, REAL
ESTATE TRANSFER TAX LAW (35 ILCS
200/31-45)

DATE: August 26, 2003

[Signature]
Signature of Buyer, Seller or Representative

Prepared By: Angelo J. Loumbas
55 West Monroe Street, Suite 1925
Chicago, Illinois 60603

Mail To:
Angelo J. Loumbas
55 West Monroe Street, Suite 1925
Chicago, Illinois 60603

Name & Address of Taxpayer:
Sam G. Torolopoulos
715 Kent Court
Southlake, TX 76092

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STATEMENT BY GRANTOR AND GRANTEE

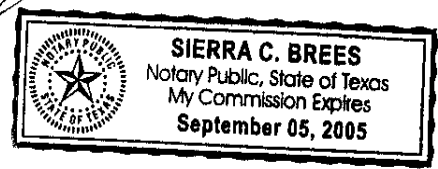
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: 8/26/2003

Brook River Kent Investments, LP
By *Brook River Kent, Inc, Corp. Gen. Partner*
Signature: *[Signature]*
Grantor or Agent

Subscribed and Sworn to Before
Me by the Said Grantor this
26 Day of August, 2003.

Notary Public: *Sierra C Brees*



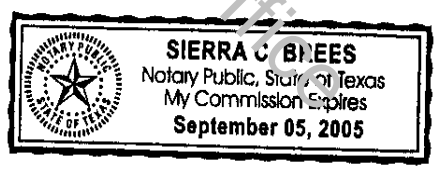
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: 8/26/2003

Signature: *[Signature]*
Grantee or Agent

Subscribed and Sworn to Before
Me by the Said Grantee this
26 Day of August, 2003.

Notary Public: *Sierra C Brees*



Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of 35 ILCS 200/31-45]