

UNOFFICIAL COPY

WARRANTY DEED

526301

Schmidt and Associates Construction, Inc., an Illinois corporation, with its principal office at 1225 Wilmette Avenue, Wilmette, Illinois 60091, and **Northland Corporation**, an Illinois corporation, with its principal office at 2224 Dewes Street, Glenview, Illinois 60025, both corporations being duly authorized to transact business in the State of Illinois (herein, collectively the "Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, CONVEYS and WARRANTS to **James J. Kane Family Trust under trust agreement dated November 20, 2001** (herein, the "Grantee") of 1000 Westover Court, Southlake, Texas 76092, all the following described Real Estate situated in the County of Cook, State of Illinois, to wit:



Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 09/02/2003 12:55 PM Pg: 1 of 3

UNIT NUMBER 1817 IN THE SAVANNAH SQUARE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 1 SAVANNAH SQUARE, BEING A SUBDIVISION OF THAT PART OF THE NORTH 1/2 OF BLOCK 11 (EXCEPT THE WEST 150 FEET AND EXCEPT THE EAST 90 FEET THEREOF AND EXCEPT THAT PART TAKEN FOR ALLEY), IN OAK GLEN, A SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0318345049; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

TO HAVE AND TO HOLD the said Real Estate forever, SUBJECT TO:

General real estate taxes not yet due and payable; limitations and conditions imposed by the Illinois Condominium Property Act; the Declaration of Condominium Ownership; building lines and building and liquor restrictions of record; zoning and building laws and ordinances; public roads and highways; acts done or suffered by Grantee or anyone claiming by through or under Grantee; public and utility easements including any easements established by or implied from the Declaration of Condominium Ownership and all amendments thereto; covenants and restrictions of record as to use and occupancy; installments due after the date of closing of general assessments established pursuant to the Declaration of Condominium Ownership and amendments thereto and any easements provided therefor; and Grantee's mortgage, if any.

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 Ownership for Savannah Square Condominium (the "Declaration"), 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 herein.


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TICOR TITLE INSURANCE


BOX 15

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Property of Cook County Clerk's Office

COUNTY TAX
COOK COUNTY
 REAL ESTATE TRANSACTION TAX

 AUG. 16.03
 REVENUE STAMP

0000010692
 REAL ESTATE
 TRANSFER TAX
 0027450
 FP326707

STATE TAX
STATE OF ILLINOIS

 AUG. 16.03
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

0000010737
 REAL ESTATE
 TRANSFER TAX
 0054900
 FP 102809


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IN WITNESS WHEREOF, Grantor has executed this Warranty Deed as of the 5th day of August, 2003.

**SCHMIDT AND ASSOCIATES
CONSTRUCTION, INC.**, an Illinois corporation

NORTHLAND CORPORATION, an Illinois corporation

By: 
Bernard Schmidt, President

By: 
Thomas J. Dettloff, President


PINS: 04-35-114-003 and 04-35-114-004 (affects the Unit and the Common Elements).
Address: 1817 Grove Street, Glenview, Illinois 60025

This instrument was prepared by:	Upon recording mail to:	Send subsequent tax bills to:
Christyl L. Marsh 630 Dundee Road, Suite 120 Northbrook, IL 60062	Michelle Kane 203 N. LaSalle, Suite 1800 Chicago, IL 60601	Schmidt and Associates 1225 Wilmette Avenue Wilmette, IL 60091

State of Illinois)
) SS
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid DO HEREBY CERTIFY that Bernard Schmidt, the President of Schmidt and Associates Construction, Inc., an Illinois corporation, personally known by 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, sealed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

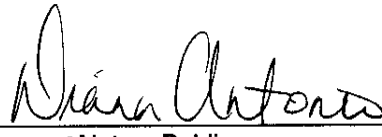
Given under my hand and official seal, this 5th day of August, 2003.

Commission Expires: 
"OFFICIAL SEAL"
Notary Public
DIANA ANTONIO
Notary Public, State of Illinois
My Commission Expires 07/28/05

State of Illinois)
) SS
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid DO HEREBY CERTIFY that Thomas J. Dettloff, the President of Northland Corporation, an Illinois corporation, personally known by 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, sealed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 5th day of August, 2003.

Commission Expires: _____ 
Notary Public

"OFFICIAL SEAL"
DIANA ANTONIO
Notary Public, State of Illinois
My Commission Expires 07/28/05