

UNOFFICIAL COPY

20 46837 MTC SUMM

WARRANTY DEED
CORPORATION GRANTOR



Doc#: 0324732069
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 09/04/2003 09:30 AM Pg: 1 of 3

M.G.R. TITLE

The Grantor, TIN CUP, LLC, an Illinois 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, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable

consideration in hand paid and pursuant to the authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to LEIGH SELIGMAN AND MICHAEL SEGALL of 1630 Chicago Ave., Chicago, IL, County of Cook, State of Illinois, not in Tenancy in Common, but in JOINT TENANCY, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION RIDER FOR DEED

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not in tenancy in common, but in JOINT TENANCY forever.

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed by these presents by its President and attested by its President, this 4th day of August 2003.

PIN: 14-20-303-026 AND 14-20-303-027

COMMONLY KNOWN AS: 3504-06 N. SOUTHPORT, UNIT 2N, CHICAGO, IL 60657

TIN CUP, LLC,
an Illinois Limited Liability Company,

By: HENEGHAN HOME DEVELOPMENT
CORPORATION, an Illinois corporation
MANAGER

By: 
JOHN HENEGHAN, PRESIDENT

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This Instrument Prepared By:

HAL A. LIPSHUTZ
1120 W. BELMONT
CHICAGO, IL 60657-3313

Send subsequent tax bills to:

MICHAEL SEGALL
3504-06 N. SOUTHPORT, UNIT 2N
CHICAGO, IL 60657



MAIL TO: GAELE MORRIS
2835 N. SHEFFIELD, #232, CHICAGO, IL 60657

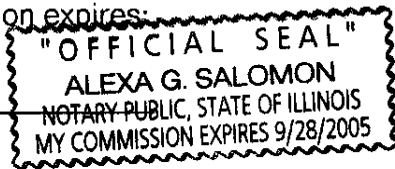
STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that JOHN HENEGHAN, PRESIDENT OF HENEGHAN HOME DEVELOPMENT CORP., MANAGER OF TIN CUP, LLC, an Illinois Limited Liability Company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such officer, appeared before me this day in person and acknowledged that he signed and delivered such instrument as his own free and voluntary acts and as the free and voluntary act of said corporation, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal, this 4th day of August 2003.


Notary Public

My commission expires:




City of Chicago
Dept. of Revenue
317306
09/03/2003 13:34 Batch 02248 26



Real Estate
Transfer Stamp
\$3,292.50

STATE TAX

STATE OF ILLINOIS



SEP.-3.03

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE


REAL ESTATE TRANSFER TAX

0043900

FP326669

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



SEP.-3.03

REVENUE STAMP

REAL ESTATE TRANSFER TAX

0021950

FP326670

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LEGAL DESCRIPTION RIDER FOR DEED

PARCEL 1: UNIT 2N IN THE 3504-06 N. SOUTHPORT CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 24 AND 25 IN BLOCK 1 IN LANE PARK ADDITION TO LAKE VIEW IN THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0317745038; TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-2N AND STORAGE SPACE S-2N, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0317745038.

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.

THIS DEED IS FURTHER SUBJECT TO: (a) general real estate taxes not due and payable at the time of Closing; (b) applicable zoning, building laws and ordinances; (c) the limitations and conditions imposed by the Act; (d) the limitations and conditions imposed by the Municipal Code of Chicago; (e) the Condominium Documents including all amendments and exhibits thereto; (f) covenants, conditions, declarations, restrictions and building lines of record; (g) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (h) encroachments, if any, as shown on the Plat of Survey to be attached as Exhibit "D" to the Declaration; (i) public utility easements; (j) installments due after Closing for assessments levied pursuant to the Declaration; (k) private easements; (l) party wall rights and agreements (m) matters over which the title company has agreed to insure.

GRANTOR CERTIFIES THAT NOTICE OF INTENT AS REQUIRED BY SECTION 30 OF THE ILLINOIS CONDOMINIUM PROPERTY ACT WAS NOT SERVED AS THERE WERE NO TENANTS AT THE PROPERTY.

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