

# UNOFFICIAL COPY

Mail to: George S. WEEMS  
700 Commerce Drive



7

# 550  
Oak Brook IL 60523

Doc#: 0327232151  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 09/29/2003 01:35 PM Pg: 1 of 3

M.G.R. TITLE

2590-10

## WARRANTY DEED

MTZ 2050436 100 DC

KNOW ALL MEN BY THESE PRESENTS that 21<sup>st</sup> CENTURY DEVELOPMENT, L.L.C., an Illinois Limited Liability Company, duly authorized to transact business in the State of Illinois, GRANTOR, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged does hereby CONVEY and WARRANT to JAMES R. BAILEY, address: 4014 North Spaulding, Unit 2, Chicago, Illinois 60618, GRANTEE(S), all of the following described premises situated in Cook County, Illinois to-wit:

Units 3240-3W in the Manors of Sawyer Condominiums as delineated on a survey of the following described real estate:

Lots 19 and 20 in block 80 in Northwest Land Association Subdivision of the West 1/2 of the North 1/2 of the East 1/2 of the East 1/4 of the Southeast 1/4 of Section 14, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached to the Declaration of Condominium recorded as Document 0021349370, together with an undivided percentage interest in the common elements.

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To Have and To Hold the said premises unto the said GRANTEE(S), subject only to:

- (a) general real estate taxes for 2003 and subsequent years;
- (b) covenants and restrictions of record; and
- (c) terms, provisions, covenants, conditions and options contained in and rights and easements established by the Declaration of Condominium Ownership recorded December 6, 2002 as Document No. 0021349370, as amended from time to time; and limitations and conditions imposed by the Condominium Property Act.


And said grantor, hereby expressly waives and releases any and all right or benefit

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City of Chicago  
 Dept. of Revenue  
 319543  
 09/29/2003 12:08 Branch 02266 26



Real Estate  
 Transfer Stamp  
 \$1,372.50

STATE TAX  
 STATE OF ILLINOIS  
  
 SEP. 29. 03  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE

# 0000056717  
 REAL ESTATE  
 TRANSFER TAX  
 0048300  
 FP326669

COUNTY TAX  
 COOK COUNTY  
 REAL ESTATE TRANSACTION TAX  
  
 SEP. 29. 03  
 REVENUE STAMP

# 0000113033  
 REAL ESTATE  
 TRANSFER TAX  
 0009150  
 FP326670

Property of Cook County Clerk's Office

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under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

GRANTOR also hereby grants to the GRANTEE, its or their 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.

The Tenant of the Unit has waived or has failed to exercise the right of first refusal.

IN WITNESS WHEREOF, the said 21<sup>ST</sup> CENTURY DEVELOPMENT, L.L.C., has caused its corporate seal to be affixed and these presents to be signed by its Manager on its behalf, this 26th day of September, 2003.

21<sup>ST</sup> CENTURY DEVELOPMENT, L.L.C.

By: *[Signature]*, MANAGER

THIS INSTRUMENT WAS PREPARED BY:

STATE OF ILLINOIS

Hauselman & Rappin, Ltd.

COUNTY OF COOK

39 South LaSalle Street  
Chicago, Illinois 60603

I, *MARYANNE D'ANDREA*, a Notary Public in and for said County, in the State aforementioned, DO HEREBY CERTIFY that DONALD P. LOERING, personally known to me to be the Manager of 21<sup>ST</sup> CENTURY DEVELOPMENT, L.L.C., and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person that as such Manager, he signed and delivered the said instrument and caused the corporate seal of said limited liability company to be affixed thereto, pursuant to authority given by said limited liability company as his free and voluntary act and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 26th day of September, 2003.

*Maryanne D'Andrea*

Notary Public

ADDRESS OF PROPERTY:

3240-3W West Berteau, Chicago, Illinois 60618

PERMANENT INDEX NO. 13-14-414-038

*Sent TAX Bills.*

*V.R. Bailey*

*unit 3W, 3240 W. Berteau*

*Chicago IL 60610*

