

UNOFFICIAL COPY



0327610169

TSI # 210682

WARRANTY DEED
Tenancy in Common
Statutory (Illinois)

Doc#: 0327610169
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 10/03/2003 01:06 PM Pg: 1 of 3

THIS AGREEMENT, made this 17th day of September, 2003, between TWO THOUSAND ONE CALUMET, L.L.C., 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, party of the first part, and MARTIN A. REUTIMANN AND MELISSA VOLLER, EACH UNMARRIED, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, PARTIES OF THE SECOND PART.

WITNESSETH, that the party of the first part, for and in consideration of \$10.00 in hand and other good and valuable consideration paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to his heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

See legal description in Exhibit A, attached hereto and made a part hereof

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the part of the second part, his heirs 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 incumbered 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:** (a) real estate taxes not yet due and payable; (b) zoning and building laws or ordinances; (c) all rights, easements, restrictions, conditions and reservations of record or contained in the Declaration and a reservation by The 2001 S. CALUMET CONDOMINIUM RESIDENCES HOMEOWNERS' ASSOCIATION, (the "Association") to itself and its successors and assigns, for the benefit of all Unit Owners at the Condominium, of the rights and easements set forth in the Declaration; (d) Utility easements of record, provided the Premises does not encroach thereon; (e) provisions of the Condominium Property Act of Illinois (the "Act"); (f) Special taxes and assessments for improvements not yet completed; (g) Party wall rights and agreements; (h) Roads and highways; (i) any and all leases and licenses to the Common Elements; and (j) such other matters as to which the Title Insurer commits to insure Buyer against loss or damage.

Permanent Real Estate Index Number(s): 17-22-316-005, 17-22-310-006, 17-22-310-011; vol. 512

Address of real estate: 2001 S. Calumet Avenue, Unit #202 and Parking Space #59, Chicago, Illinois, 60616

IN WITNESS WHEREOF, said party of the first part has caused ~~its name to be signed~~ to these presents by its Manager, the day and year first above written.

Gary Poter, Manager
TWO THOUSAND ONE CALUMET, L.L.C.

City of Chicago
Dept. of Revenue
320146
10/03/2003 12:06 Batch 11852 53



Real Estate
Transfer Stamp
\$2,175.00

Box 430

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EXHIBIT A

UNIT NUMBER 202 AND PARKING UNIT NUMBER P-59 IN THE 2001 S. CALUMET CONDOMINIUM, AS DELINEATED ON A SURVEY OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED TO EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON NOVEMBER 6, 2002 AS DOCUMENT NUMBER 0021228263 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PINS: 17-22-310-006
17-22-310-011
17-22-316-005
17-22-316-002

Property of Cook County Clerk's Office