## **UNOFFICIAL COPY**

### **WARRANTY DEED CORPORATION GRANTOR**

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 poid, and



Doc#: 0328208015

Eugene "Gene" Moore Fee: \$28.00 Cook County Recorder of Deeds Date: 10/09/2003 08:23 AM Pg: 1 of 3

pursuant to the authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to KRISTEN KELLY GIRSCH AND MICHAEL JOHN GIRSCH of 2750 N. Wayne, Unit D, Chicago, Il 60614, County of Cook, State of Illinois, as husband and wife, not as Joint Tenants or Tenants in Common but as TENANTS BY THE ENTIRETY, 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 as husband and wife, not as Joint Tenants or Tenants in Common but as TENANTS BY THE ENTIRETY, forever.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed by these presents by its President and attested by its President, this 30th day of September 2003.

PIN:

14-20-303-026 AND 14-20-303-027

COMMONLY KNOWN AS:

3504-06 N. SOUTHPORT, UNIT 1S, CHICAGO L 60657

TIN CUP, LLC,

an Illinois Limited Liability Company.

By:

HENEGHAN HOME DEVELOPMENT CORPORATION, an Illinois corporation

MANAGER

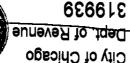
By:

HAL A. LIPSHUTZ

This Instrument Prepared By: 10/02/2003 08:15 Batch 06213 7

\$d'452'00 ransfer Stamp

Real Estate



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# **UNOFFICIAL COP**

1120 W. BELMONT CHICAGO, IL 60657-3313

Send subsequent tax bills to:

MICHAEL JOHN GIRSCH 3504-06 N. SOUTHPORT, UNIT 1S

CHICAGO, IL 60657

MAIL TO:

COLLEEN M. HEALY

ONE OAK BROOK TERRACE, #802 OAK BROOK TERRACE, IL 60181

STATE OF ILLINOIS

COUNTY OF COOK

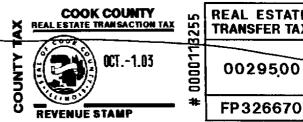
I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that JOHN HENEGHAN, PRESIDENT OF HENEGHAN HOME DEVELOPMENT CORP., MANAGER OF TN CUP, LLC, an Illinois Limited Liability Company, personally known to me to the same person whose name is subscribed to the foregoing instrument as such officer, appeared refore 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.

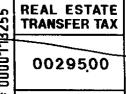
GIVEN under my hand and notarial seal, this 30th day of September 2003.

Notary Public

My commission expires:

OFFICIAL SEAL ALEXA G. SALOMON NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 9/28/2005





STATE OF ILLINOIS



0000056939 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX 0059000

FP326669

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### **UNOFFICIAL COPY**

### LEGAL DESCRIPTION RIDER FOR DEED

PARCEL 1: UNIT 1S 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 1/4 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-1S, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0317745038.

GRANTOR ALSO HEPLEY 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 RICHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLAFATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

THIS DEED IS FURTHER SUBJECTTO: (a) general reglestate 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.

PIN:

14-20-303-026 AND 14-20-303-027

COMMONLY KNOWN AS: 3504-06 N. SOUTHPORT, UNIT 1S, CHICAGO, IL 60657