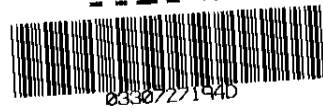


UNOFFICIAL COPY

WARRANTY DEED

2026463 MTU *RJ 1/8/01*



Doc#: 0330727194
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 11/03/2003 02:09 PM Pg: 1 of 2

THE GRANTOR J&J Builders, 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, for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS in fee simple unto

Guy LeMene, a single person, of 1734 Dell Cove Drive, Fort Wayne, Indiana 46804

all interest in the following described real estate in the County of Cook and State of Illinois, to wit

See reverse hereof for Legal Description

Permanent Index Number: 14-28-101-022-0000 (undivided)
Address of Real Estate: 630 West Briar, Unit 1
Chicago, Illinois 60657

BEING RERECORDED TO CORRECT DOCUMENT NUMBER OF DECLARATION IN LEGAL DESCRIPTION

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

TO HAVE AND TO HOLD said premises FOREVER.

Said Grantor hereby expressly waives and releases any and all right or benefit 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.

In Witness Whereof, the Grantor has caused its name to be signed by these presents by its Managers this 5 day of May, 2000.

J&J Builders, L.L.C.

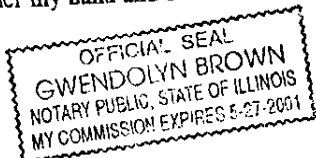
By: John Cronnolly
John Cronnolly, Manager

By: Gerard McElduff
Gerard McElduff, Manager

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Gerard McElduff and John Cronnolly, Managers of J&J Builders, L.L.C., personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act, and as the free and voluntary act of J&J Builders, L.L.C., for the uses and purposes therein set forth.

Given under my hand and official seal, this 5 day of May, 2000.




Gwendolyn Brown
NOTARY PUBLIC

My commission expires on _____

M.G.R. TITLE

UNOFFICIAL COPY

City of Chicago
 LEGAL DESCRIPTION Dept. of Revenue  Real Estate Transfer Stamp
 225475 \$3,442.50
 05/08/2000 11:09 Batch 07204 48

PARCEL 1:

UNIT NUMBER 1 IN THE 630 WEST BRIAR CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 14 IN HITCHCOCK AND WILSON'S SUBDIVISION OF THE EAST 1/2 OF LOT 1 IN BICKERDIKE AND STEELE'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT ~~2039~~ * TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS. * 00319518

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE, P-1, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT ~~2039~~ 00319518

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, HIS 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, AFORESAID, 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.

Subject to: (1) real estate taxes not yet due and payable; (2) applicable zoning, building laws and ordinances; (3) public utility easements; (4) private easements for pedestrian ingress and egress; (5) provisions of the Municipal Code of Chicago; (6) provisions of the Condominium Property Act of Illinois (the "Act"); (7) all rights, easements, restrictions, conditions and reservations of record or contained in the Declaration or reserved by The 630 West Briar Condominium Association (the "Association") to itself and its successors and assigns, for the benefit of all Unit Owners at the Condominium; (8) encroachments, if any, shown on the Plat of Survey attached to the Declaration; (9) assessments due to the Association after the Closing Date; and (10) such other matters as to which the Title Insurer commits to insure Grantee against loss or damage; provided none of the aforesaid interfere with Grantee's intended use of the premises as a residence

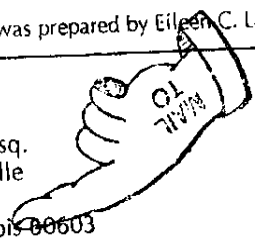
THIS PROPERTY IS NOT HOMESTEAD PROPERTY.

Permanent Index Number: 14-28-101-022-0000 (undivided)
 Address of Real Estate: 630 West Briar, Unit 1, Chicago, Illinois 60603

This instrument was prepared by Eileen C. Lally, One East Wacker, Suite 2920, Chicago, Illinois 60601

MAIL TO:

Elka Nelson, Esq.
 19 South LaSalle
 Suite 602
 Chicago, Illinois 60603



SEND SUBSEQUENT TAX BILLS TO:

Guy LeMenec
 630 West Briar
 Unit 1
 Chicago, Illinois 60657

REAL ESTATE TRANSFER TAX
 0045900
 FP326669

0000023917 #

STATE OF ILLINOIS



STATE TAX

MAY -8.00

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

00324793

COOK COUNTY
 REAL ESTATE TRANSACTION TAX



MAY -8.00

REVENUE STAMP

0000023917 #

REAL ESTATE TRANSFER TAX

0022950

FP326670