

UNOFFICIAL COPY



WARRANTY DEED (Corporation to Individual)

THE GRANTOR, TECTONICS, L.L.C., a 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 (\$10.00) DOLLARS in hand paid and pursuant to authority given by the Member of said company, CONVEYS AND WARRANTS

Doc#: 0334629130
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 12/12/2003 12:12 PM Pg: 1 of 2

FOR RECORDERS USE ONLY

TO: **FREDRICK L. WATTS, a single man** (the "GRANTEE"), the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

FIRST AMERICAN

File # 633067

Parcel 1: Unit 3127-2 in Bernice Terraces Condominium as delineated on survey of the following described parcel of real estate: Part of the Northeast 1/4 of the Southeast 1/4 of Section 30, Township 36 North, Range 15, East of the Third Principal Meridian, which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document 97-289877, as amended from time to time together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2: Easements for ingress and egress for the benefit of Parcel 1 as set forth in Declaration and Grant of Easement recorded April 28, 1997 as Document 97-289876.

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the year 2001 and subsequent years; and limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration.

The tenant of Unit 3127-2 has waived or failed to exercise the option to purchase the subject unit.

situated in the County of Cook, in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

GRANTOR also hereby grants to the Grantee, its successors and assigns, rights and easements appurtenant to the subject unit described herein, rights and easements for the benefit of said unit set forth in the Declaration of Condominium; and Grantor reserves to itself, its successors and assigns as the rights and easements set forth in said Declaration for the benefit of the remaining property described therein. This Deed is subject to all easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration are recited and stipulated at length herein.

TO HAVE AND TO HOLD the above granted premises unto the Grantee forever.

Permanent Real Estate Index Number(s): **30-30-408-057-1020**

Address of Real Estate: **Unit 3127-2, 3101-3151 Bernice Road, Lansing, Illinois 60438**

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In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Member this 3 day of November, 2003.

TECTONICS, L.L.C.

By: *William A. Rogers*
William A. Rogers, the sole Member

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 **WILLIAM A. ROGERS, the sole Member of TECTONICS, L.L.C., an Illinois limited liability company**, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth.

GIVEN under my hand and seal this 3rd day of November, 2003.



Rhonda L. Griffin
Notary Public

MAIL SUBSEQUENT TAX BILLS TO:

Mr. Fredrick Watts
3127-2 Bernice Road
Lansing, Illinois 60438

THIS INSTRUMENT PREPARED BY

William B. Phillips, Esq.
McParland & Phillips, L.L.C.
180 North Wacker Drive
Chicago, Illinois 60606

AFTER RECORDING RETURN TO:

Mr. Fredrick Watts
3127-2 Bernice Road
Lansing, Illinois 60438

