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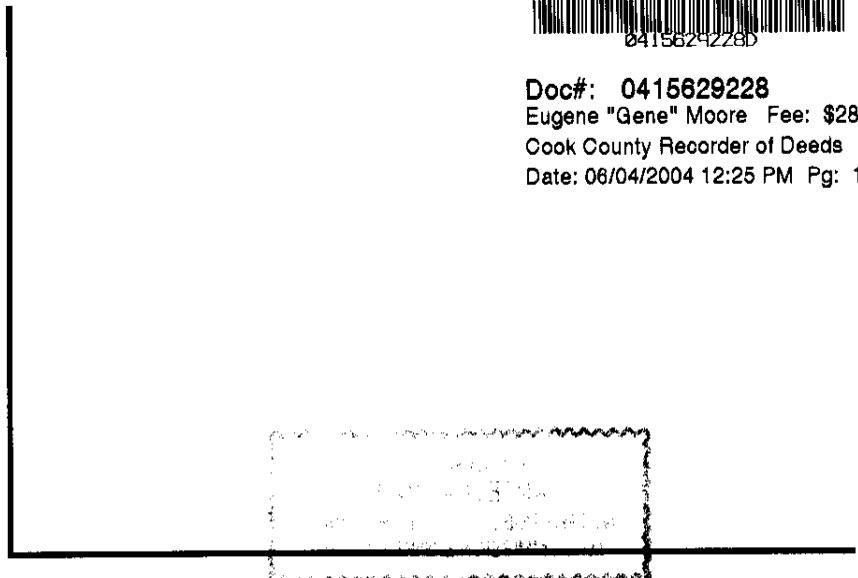
Doc#: 0415629228  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 06/04/2004 12:25 PM Pg: 1 of 3

10F3

Chicago Title Insurance Company

**WARRANTY DEED**  
**ILLINOIS STATUTORY**  
(Corporation to Individual)

24 073024 CTC CIECH



THE GRANTOR, T&B Ventures, LLC, 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 & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Managers of said Company, CONVEY(S) and WARRANT(S) to Jennifer Sheahan, single  
(GRANTEE'S ADDRESS) 136 Willow Road, Elmhurst, Illinois 60126

of the County of DuPage, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit 'A' attached hereto and made a part hereof

THIS IS NOT HOMESTEAD PROPERTY

**SUBJECT TO:** (i) general real estate taxes not yet due; (ii) covenants, conditions, and restrictions of record, including the Declaration of Covenants, Conditions, Restrictions and By-Laws for the Condominium Association, as amended from time to time; (iii) any utility easements of record; (iv) zoning and building laws and ordinances; (v) party walls, if any; (vi) roads and highways, if any; (vii) acts done or suffered by Purchaser, and (viii) Seller's right to enter the Condominium to complete construction; none other.

Permanent Real Estate Index Number(s): 17-08-121-040-0000  
Address(es) of Real Estate: 1510 W. Grand Avenue, Unit 4W, Chicago, Illinois 60622

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Manager this 21<sup>st</sup> day of April, 2004.

T&B Ventures, LLC  
By   
Gary Treinkman  
Manager

Box 333

24 073024 CTC CIECH  
LND  
No A 65TRACT

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF \_\_\_\_\_ SS.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Gary Treinkman, personally known to me to be the Manager of the T&B Ventures, LLC, and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such Manager he signed and delivered the said instrument and caused the corporate seal of said Company to be affixed thereto, pursuant to authority given by the Board of Managers of said Company, as his free and voluntary act, and as the free and voluntary act and deed of said Company, for the uses and purposes therein set forth.

Given under my hand and official seal, this \_\_\_\_\_ day of \_\_\_\_\_ 2004

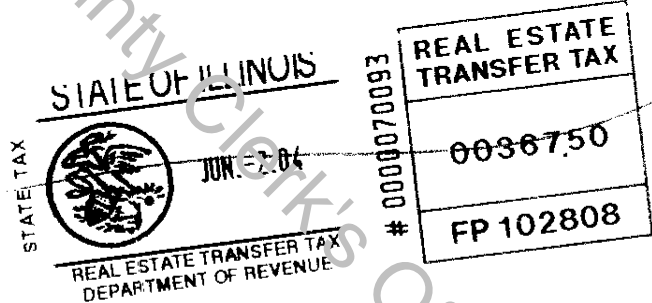


\_\_\_\_\_  
(Notary Public)

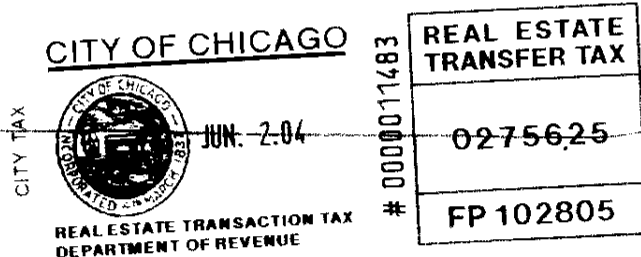
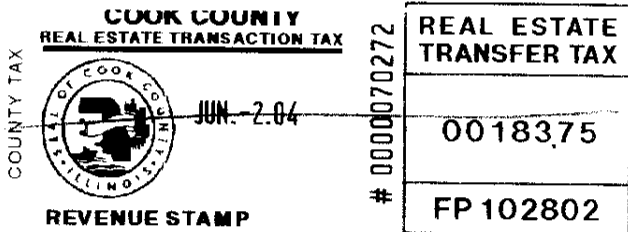
**Prepared By:** Daniel G. Lauer  
1424 W. Division Street  
Chicago, Illinois 60622

**Mail To:**  
Brien J. Sheahan, Esq.  
5 Elm Creek Drive, Suite 101 5 St. Regis Ct.  
Elmhurst, Illinois 60126

**Name & Address of Taxpayer:**  
Jennifer Sheahan  
1510 W. Grand Avenue, Unit 4W  
Chicago, Illinois 60622



REORDER ITEM # TX-1000 LABEL



# UNOFFICIAL COPY

## EXHIBIT 'A'

### Legal Description

**PARCEL 1:**

UNIT 4W IN THE 1510 WEST GRAND CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE EAST 3.75 FEET OF LOT 31, LOT 32 AND THE WEST 22.50 FEET OF LOT 33, ALL IN BLOCK 15 IN BICKERDIKE'S ADDITION TO CHICAGO, A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0411332091, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

THE EXCLUSIVE RIGHT TO THE USE OF P-8 AND S-8, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0411332091.

GRANTOR ALSO HEREBY 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, 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.

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