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WARRANTY DEED

Doc#: 0420301376
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 07/21/2004 10:46 AM Pg: 1 of 3

THE GRANTOR,
~~PROPERTY~~
~~CALLAN PROPERTIES~~
DEVELOPMENT, LLC,

City of Evanston,

State of Illinois for

and in consideration of TEN AND NO/100THS (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, conveys and warrants to GRANTEE, ROBERT M. CLATANOFF, a single person, 5756 South Blackstone, #3, Chicago, Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL ATTACHED

COMMONLY KNOWN AS: 143 CALLAN, #1W/G 2(D), EVANSTON, IL. 60202

P.I.N.: 11-30-210-001-0000

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 14 day of JULY, 2004.

~~PROPERTY~~
~~CALLAN PROPERTIES~~ DEVELOPMENT, LLC

BY: 

CITY OF EVANSTON 015712
Real Estate Transfer Tax
City Clerk's Office

PAID JUL 14 2004

AMOUNT \$ 995.00

Agent MPM

1916276 CE 100
ANNUAL TITLE INSURANCE

Box 343

3
J

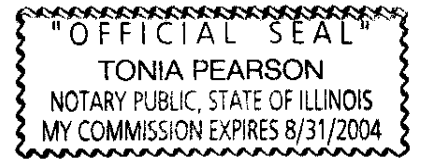
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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a notary public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that **CALLAN PROPERTY DEVELOPMENT, LLC BY STEVEN J. BERNSTEIN**, whose name is subscribed to the foregoing instrument, and who represented that he is authorized to sign on behalf of said LLC, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 14 day of JULY, 2004.

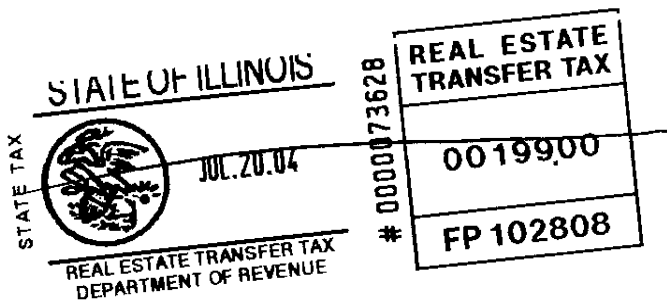
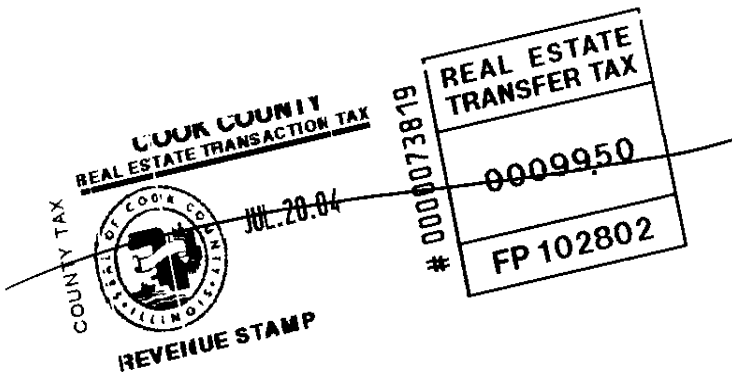
Tonia Pearson
Notary Public



THIS INSTRUMENT WAS PREPARED BY: STEVEN J. BERNSTEIN, Bernstein and Cleveland, 513 Chicago Avenue, Evanston, Illinois 60202

SEND SUBSEQUENT TAX BILLS TO: ROBERT M. CLATANOFF, 143 Callan, #1W, Evanston, Illinois 60202

MAIL DOCUMENT TO: HAROLD STREATOR, 5339 North Milwaukee, Chicago, Illinois 60630



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LEGAL DESCRIPTION

PARCEL 1:

UNIT 143-1W IN THE SHERWOOD COMMONS CONDOMINIUM, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 33 IN "HOWARD TERMINAL ADDITION", BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF THE NORTH EAST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 10, 1923 AS DOCUMENT NUMBER 7834430 IN BOOK NUMBER 176 OF PLATS, PAGE NUMBER 39 THEREIN; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0416734055; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 2(B), A LIMITED COMMON ELEMENTS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT NUMBER 0416734055.

THERE WAS NO TENANT IN THE UNIT AT THE TIME OF CONVERSION.

"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."

P.I.N.: 11-30-210-001-0000