

UNOFFICIAL COPY

WARRANTY DEED



Doc#: 0420311000
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 07/21/2004 09:11 AM Pg: 1 of 3

MAIL TO:

Thomas R. Rottmann
P.O. Box 6743
Villa Park, IL 60181

NAME & ADDRESS OF TAXPAYER:

Thomas R. Rottmann
P.O. Box 6743
Villa Park, IL 60181

RECORDER'S STAMP

8217069 Munden etc 1992 no abs

THE GRANTOR(S) Loomis Loftominium, LLC
of the City of Chicago County of Cook State of Illinois
for and in consideration of TEN (\$ 10.00) DOLLARS
and other good and valuable considerations in hand paid,
CONVEY(S) AND WARRANT(S) to Thomas R. Rottmann, a Married Man

(GRANTEES' ADDRESS) 1400 Meyers Road, Lombard, IL 60148
of the Township of York County of Du Page State of Illinois
all interest in the following described real estate situated in the County of Cook, in the State of Illinois,
to wit:

Unit P-24 in the Heartbreak Garage Condominium
see legal description attached and incorporated herein

Handwritten initials

NOTE: If additional space is required for legal - attach on separate
8-1/2" x 11 sheet, with a minimum of 1/2" clear margin on all sides

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

Permanent Index Number(s): 17-08-335-031-1008
Property Address: 7 N. Loomis, Unit P-24 Chicago, IL 60607

Dated this 24th day of May, 2004
Loomis Loftominium, LLC (Seal)
AP Members, LLC
AP Consultants, Inc., Its Manager (Seal)
James Schwark

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

COMPLIMENTS OF Chicago Title Insurance Company

Box 333

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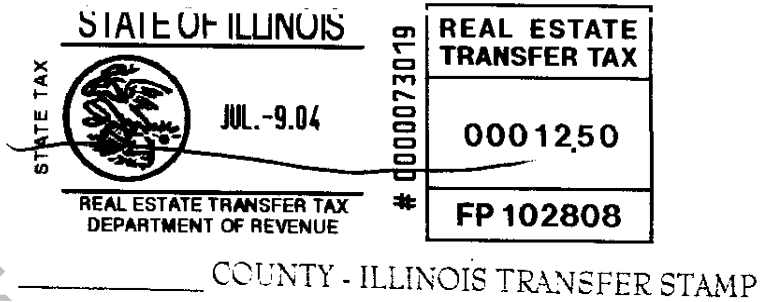
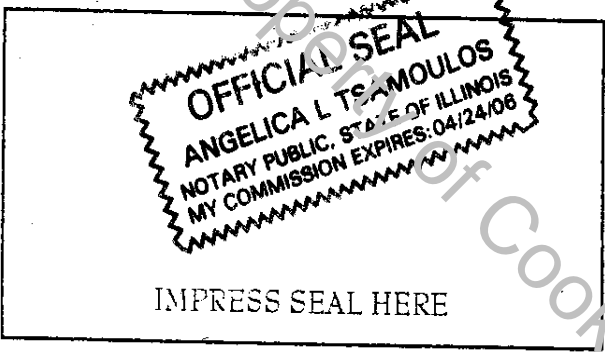
STATE OF ILLINOIS } ss.
County of Cook }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT
James Schwark

personally known to me to be the same person whose name subscribed to the foregoing instrument,
appeared before me this day in person, and acknowledged that he signed, sealed and delivered the
instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the
right of homestead.

Given under my hand and notarial seal, this _____ day of _____

My commission expires on 4-24-06 Angelica Tsamoulos Notary Public



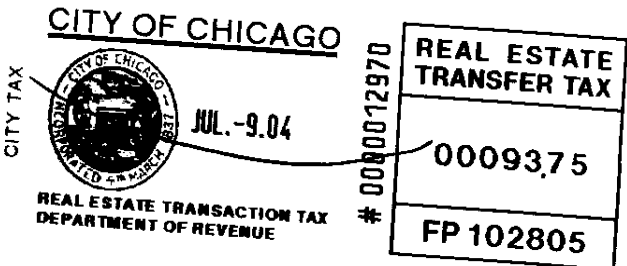
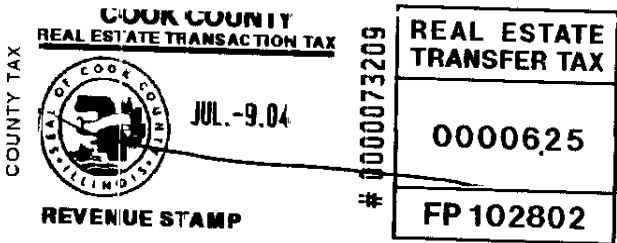
* If Grantor is also Grantee you may want to strike Release & Waiver of Homestead Rights.

NAME and ADDRESS OF PREPARER:
Invsco Group, Ltd.
1212 N. LaSalle - Suite 100
Chicago, IL 60610

EXEMPT UNDER PROVISIONS OF PARAGRAPH _____
SECTION 4,
REAL ESTATE TRANSFER ACT
DATE: _____

Signature of Buyer, Seller or Representative _____

** This conveyance must contain the name and address of the Grantee for tax billing purposes: (55 ILCS 5/3-5020)
and name and address of the person preparing the instrument: (55 ILCS 5/3-5022).



WARRANTY DEED
ILLINOIS STATUTORY

TO

FROM

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1: UNIT(S) P-24 IN THE HEARTBREAK GARAGE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:
CERTAIN PARTS OF LOTS 23 TO 28, BOTH INCLUSIVE, IN BLOCK 6 IN MALCOLM M. MCNEIL'S SUBDIVISION OF BLOCKS 6, 7 AND 8 IN WRIGHT'S ADDITION TO CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00769055, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE, MAINTENANCE, UTILITIES AND ENJOYMENT AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED AS DOCUMENT NUMBER 00730335.

P.I.N.: 17-08-335-031-1008

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.

The Tenant, if any, of the above Unit(s) has either waived or has failed to exercise the right of first refusal, or the purchaser of the Unit(s) was the tenant prior to the conversion of the property to a condominium.