# M.G.R. TITLE

## UNOFFICIAL COPY IN THE RESERVE OF THE PROPERTY OF THE PROPERTY

THIS INSTRUMENT PREPARED BY:

Doc#: 0421141020 Eugene "Gene" Moore Fee: \$26.00 Cook County Recorder of Deeds Date: 07/29/2004 09:36 AM Pg: 1 of 2

SARA J. McMURRAY LAW OFFICE OF LLOYD E. GUSSIS 2536 NORTH LINCOLN CHICAGO, IL 60614

#### WARRANTY DEED

THE GRANTOR, 2800 North Lincoln Development Corp., a corporation 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 gived by the Board of Directors of said corporation, CONVEYS AND WARRANTS unto Jaclin Szarrange the real estate commonly known as 2530-32 N. Lincoln, Unit 415, Chicago, Illinois, situated in the County of Cook, in the State of Illinois, being hereinafter legally described, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, TO HAVE AND TO HOLD said premises forever.

ADDRESS: PTIN:	2530-32 N. Lii 14-29-419-019	nco.n Unit 415 9-0000, 14-29-	5, Chicago, Illinois 419-020-0000, 14-29-419-021-0000
DATED this At day of Our , 2004			
,			2800 North Lincoln Development Corp.
			BY: DE CONTRACTOR (SEAL
			President
STATE OF I	LINOIS	) ) SS	
COUNTY OF	COOK	)	Tie

I, the undersigned, a Notary Public in and for said County and State, DO HEREBY CERTIFY that Donald Reidelberger, President of 2800 North Lincoln Development Corp., personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day 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 notarial seal this day of \_\_\_\_\_\_\_\_, 2004.

Notary Public

My commission expires:\_\_\_\_\_\_\_

City of Chicago

Dept. of Revenue

347112

07/28/2004 12:32 Batch 02252 34

"OFFICIAL SEAL"
SARA J. MCMURRAY
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 8/7/2005

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### **UNOFFICIAL COPY**

#### LEGAL DESCRIPTION

UNIT #415 IN THE 2530-32 N. LINCOLN CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF LAND DESCRIBED THEREIN LOCATED IN THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT

OUITS 1911 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RICHTS 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 RIGHT'S, 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 OF THE UNIT, IF ANY, EITHER WAIVED OR FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL TO PURCHASE THE UNIT OR HAD NO RIGHT OF FIRST REFUSAL TO PURCHASE THE UNIT.

MAIL DEED TO:
Burke J. Nihill
2100 Manchester Rd. Ste. 950
Wheaton, IL 60187

SEND TAX BILL TO:

Jackin M. Szafranice

2532 N. Lincoln Unit 415

Chicago, IL 60614

