



# UNOFFICIAL COPY

## RIDER

### PARCEL 1:

UNIT NUMBER 3W IN 2044-48 W. FARWELL CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE EAST 75 FEET OF THE WEST 360 FEET OF LOTS 1, 2 AND 3 TAKEN AS A TRACT, EXCEPTING THEREFROM THE NORTH 125 FEET THEREOF, IN SMITH'S ADDITION TO ROGERS PARK, A SUBDIVISION OF THE NORTHWEST ¼ OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0416234024, (AND AS AMENDED FROM TIME TO TIME), 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-6, AND S-4, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0416234024.

PERMANENT INDEX NUMBER: 11-31-120-011-0000

COMMONLY KNOWN AS: 2048 WEST FARWELL AVENUE, UNIT #3W, CHICAGO, IL 60645


Subject only to: (1) current general real estate taxes not yet due and payable; (2) easements, covenants, restrictions and building lines of record; (3) encroachments, if any; (4) applicable City of Chicago zoning, condominium and building laws or ordinances; (5) act done or suffered by Buyer; (6) Condominium Property Act of Illinois; (7) Declaration of Condominium Ownership and all amendments thereto; (8) liens and other matters over which the title insurer provided for herein commits to insure by endorsement; (9) existing leases, licenses and agreements affecting the Common Elements; (10) utility easements, if any, whether recorded or unrecorded; (11) installments due after the date of Closing for assessments levied pursuant to the Declaration.

Grantor also hereby grants to the Grantee, her successors and assigns, all 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.

STATE TAX

STATE OF ILLINOIS



AUG. 23. 04

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000875735


REAL ESTATE TRANSFER TAX

0032050

FP 102808

COUNTY TAX

COOK COUNTY  
REAL ESTATE TRANSACTION TAX



AUG. 23. 04

REVENUE STAMP

# 000025932


REAL ESTATE TRANSFER TAX

0016025

FP 102802

CITY TAX

CITY OF CHICAGO



AUG. 23. 04

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 000014638

REAL ESTATE TRANSFER TAX

0240400

FP 102805