



2055288 Mac/MARS

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Doc#: 0424341024
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 08/30/2004 09:38 AM Pg: 1 of 3

**WARRANTY DEED
CORPORATION GRANTOR**

M.G.R. TITLE

The Grantor, R & R DEVELOPERS, INC., an Illinois 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 and No/100 Dollars (\$10.00) and other good and valuable

consideration in hand paid, and pursuant to the authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to ~~BRODY~~ BROWE of 1670 Claremont, Chicago, IL 60647, County of Cook, State of Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION RIDER FOR DEED

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.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed by these presents by its President and attested by its President, this 28th day of May 2004.

PIN: 14-29-228-018 and 14-29-228-019

COMMONLY KNOWN AS: 2820 N. SHEFFIELD, UNIT 1S, CHICAGO, IL 60657

R & R DEVELOPERS, INC
an Illinois corporation

By: Thomas Romano
THOMAS ROMANO, PRESIDENT

This Instrument Prepared By:

HAL A. LIPSHUTZ
1120 W. BELMONT
CHICAGO, IL 60657-3313

UNOFFICIAL COPY

LEGAL DESCRIPTION RIDER FOR DEED

PARCEL 1: UNIT 1S IN THE 2820 N. SHEFFIELD CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 2 AND 3 IN BLOCK 2 IN MCCONNELL BROTHERS SUBDIVISION OF THE EAST ½ OF BLOCK 7 IN THE CANAL TRUSTEES' SUBDIVISION OF THE EAST ½ OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0332534007, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-1S, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0332534007.

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; 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.

THIS DEED IS FURTHER SUBJECT TO: (a) general real estate taxes not due and payable at the time of Closing; (b) applicable zoning, building laws and ordinances; (c) the limitations and conditions imposed by the Act provided none are violated by existing or planned improvements or interfere with Purchaser's use and enjoyment of the Real Estate;; (d) the limitations and conditions imposed by the Municipal Code of Chicago; (e) the Condominium Documents including all amendments and exhibits thereto; (f) covenants, conditions, declarations, restrictions and building lines of record provided none are violated by existing or planned improvements or interfere with Purchaser's use and enjoyment of the Real Estate; (g) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (h) encroachments, if any, as shown on the Plat of Survey to be attached as Exhibit "D" to the Declaration provided none are violated by existing or planned improvements or interfere with Purchaser's use and enjoyment of the Real Estate; (i) public utility easements provided none are violated by existing or planned improvements or interfere with Purchaser's use and enjoyment of the Real Estate; (j) installments due after Closing for assessments levied pursuant to the Declaration; (k) private easements provided none are violated by existing or planned improvements or interfere with Purchaser's use and enjoyment of the Real Estate; and (l) matters over which the title company has agreed to insure.

GRANTOR CERTIFIES THAT NOTICE OF INTENT AS REQUIRED BY SECTION 30 OF THE ILLINOIS CONDOMINIUM PROPERTY ACT WAS NOT SERVED AS THIS REAL PROPERTY WAS IMPROVED WITH A NEWLY CONSTRUCTED BUILDING.

PIN: 14-29-228-018 AND 14-29-228-019
COMMONLY KNOWN AS: 2820 N. SHEFFIELD, UNIT 1S, CHICAGO, IL 60657