

UNOFFICIAL COPY

DEED OF CONVEYANCE

WARRANTY DEED
(ILLINOIS)



Doc#: 0429742025
Eugene "Gene" Moore Fee: \$50.00
Cook County Recorder of Deeds
Date: 10/25/2004 07:31 AM Pg: 1 of 3

THE GRANTOR, C&S Building, LLC, an Illinois limited liability company, of the Village of Northbrook, County of Cook, State of Illinois, for and in consideration of the sum of Ten (\$10.00) and No/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS TO:

**JEFFERY GRADE, A
MAN**

married Part for Seller

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: SEE EXHIBIT ATTACHED HERETO AND MADE A PART HEREOF

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

Permanent Index Number: 14-31-328-094, 14-31-328-095 (pertaining to the underlying land)

Address of Real Estate: Unit 4, 1611 North Bell, Chicago, Illinois

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 WRE RECITED AND STIPULATED AT LENGTH HEREIN.

THIS DEED IS ALSO SUBJECT TO APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES; COVENANTS, CONDITIONS, RESTRICTIONS, ENCROACHMENTS AND EASEMENTS OF RECORD; ACTS DONE OR SUFFERED BY PURCHASER OR ANYONE CLAIMING THROUGH PURCHASER; UTILITY EASEMENTS, RECORDED OR UNRECORDED; AND LIENS OVER WHICH TITLE INSURANCE IS OBTAINED.

3K9

BOX 15

TTCOR # 392848

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EXHIBIT

PARCEL 1

UNIT NUMBER 4 AND P-1 IN THE BELL PLACE CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

*01/17/04
Print
for
Grantor*

LOTS 20 AND 21 IN BLOCK 2 IN JOHNSON'S SUBDIVISION OF THAT PART LYING BETWEEN OAKLEY AND LEAVITT STREETS OF LOT 5 AND THE SOUTH 33 FEET OF LOT 3 IN ASSESSOR'S DIVISION OF UNSUBDIVIDED LANDS IN THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0413331103; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF A BALCONY TO UNIT 4 AND ROOF DECK TO UNIT 4, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT "A" TO THE AFORESAID DECLARATION, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

