

9.

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WARRANTY DEED CORPORATION GRANTOR

Doc#: 0433541032
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 11/30/2004 09:47 AM Pg: 1 of 3

THE GRANTOR, BMC I LLC OF CHICAGO, f/k/a BMC I LLC, an Illinois Limited Liability Company, 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 MARTIN KEANE AND GRAINNE McNALLY OF 5839 N. MARMORA, CHICAGO, IL 60646, County of Cook, State of Illinois, not in Tenancy in Common, but in JOINT TENANCY 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 not in tenancy in common, but in JOINT TENANCY 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 23rd day of November 2004.

PIN: 14-30-103-013 and 14-30-103-014

COMMONLY KNOWN AS: 2125-27 W. BELMONT, UNIT 4E, CHICAGO, IL 60618

BMC I LLC OF CHICAGO, f/k/a BMC I LLC, an Illinois Limited Liability Company

By:

CATHAL McNALLY, Manager

GRAINNE McNALLY, Manager

MARIE BARRETT, Manager

JOHN BARRETT, Manager

This Instrument Prepared By:

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

City of Chicago

Dept. of Revenue

360526

11/29/2004 14:12 Batch 11813 85



Real Estate

Transfer Stamp

\$3,240.00

M.G.R. TITLE

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LEGAL DESCRIPTION RIDER FOR DEED

PARCEL 1: UNIT 4E IN THE 2125-27 W. BELMONT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 10 AND 11 IN THE SUBDIVISION OF THE WEST ½ OF BLOCK 17 IN SNOW ESTATES SUBDIVISION BY THE SUPERIOR COURT PARTITION OF THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 30, 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 0408445055, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-4E, STORAGE SPACE S-4E AND ROOF DECK RD-4E, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0408445055.

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; (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; (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; (i) public utility easements; (j) installments due after Closing for assessments levied pursuant to the Declaration; (k) private easements; (l) party wall rights and agreements (m) 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 THERE WERE NO TENANTS AT THE PROPERTY.

PIN: 14-30-103-013 AND 14-30-103-014

COMMONLY KNOWN AS: 2125-27 W. ROSCOE, UNIT 4E, CHICAGO, IL 60618