

# UNOFFICIAL COPY

## WARRANTY DEED



Mail To:

Barbara Goodman  
555 Skokie Boulevard  
Suite #500  
Northbrook, Illinois 60062

Doc#: 0433711201  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 12/02/2004 01:06 PM Pg: 1 of 3

Send Subsequent Tax Bills To:

Toni L. Johl  
5854 North Kenmore, Unit #2B  
Chicago, Illinois 60650

The GRANTOR 5854 North Kenmore, LLC, an Illinois Limited Liability Company, for and in consideration of Ten and No/100 (\$10.00) Dollars in hand paid, CONVEYS and WARRANTS to the GRANTEE Toni L. Johl, 4008 North Wolcott, Chicago, Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1:  
UNIT NUMBER 2B IN THE KENMORE TERRACE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 8 IN BLOCK 19 IN COCHRAN'S 2<sup>ND</sup> ADDITION TO EDGEWATER IN THE EAST 1/2 OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN AND LOT 1 (EXCEPT THE SOUTH 40 FEET THEREOF) IN BLOCK 2 IN COCHRAN'S ADDITION TO EDGEWATER SAID ADDITION BEING A SUBDIVISION OF THE SOUTH 1946 FEET OF WEST 1320 FEET OF THE EAST FRACTIONAL HALF OF SECTION 5, 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 0321327083; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:  
THE RIGHT TO THE USE OF P-15, A LIMITED COMMON ELEMENT AS DESCRIBED IN THE AFORESAID DECLARATION.

Grantor also hereby grants to the Grantee and his/her/their/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, recorded in the Office of the Recorder of Deeds in Cook County, Illinois as Document No. 0020610353, 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.

TICOR TITLE 851572 (1)

(3)  
A

12/15

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This Deed is subject to all rights, easements, restrictions, conditions, covenants and reservations contained in said Declaration, the same as though the provisions of said Declaration were recited and stipulated at length herein.

Together with the tenements and appurtenances thereunto belonging.

The tenant, if any, of this Unit has either waived or has failed to exercise his right of first refusal to purchase this Unit or had no right of first refusal, pursuant to the Illinois Condominium Property Act or any municipal ordinance, or is the purchaser thereof.

Subject To: General Real Estate Taxes for <sup>2004 SGP/POA</sup>~~2003~~, and subsequent years; building setback lines; easements for public utilities; terms, covenants, conditions, and restrictions of record.

Hereby releasing and waiving all right under and by virtue of the Homestead Exemption Laws of the State of Illinois,

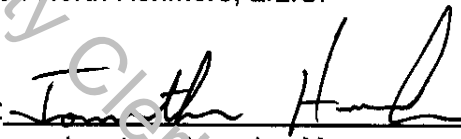
TO HAVE AND TO HOLD said premises forever.

Property Index Number(s) 14-05-401-027  
14-05-401-028

Address of Real Estate: Unit #2B, 5854 North Kenmore Avenue, Chicago, Illinois 60660

DATED this 15 day of October, 2004.

5854 North Kenmore, L.L.C.

By:   
Jonathan Manuka, Manager

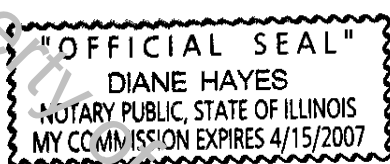
This Document Prepared by: MORGEN & PERL  
7101 North Cicero Avenue, Suite 101  
Lincolnwood, Illinois 60712

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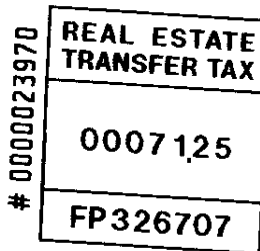
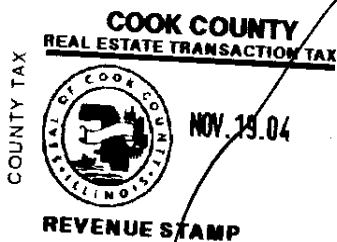
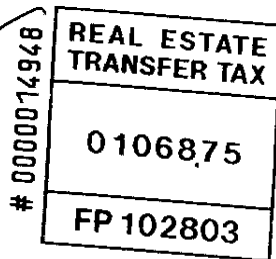
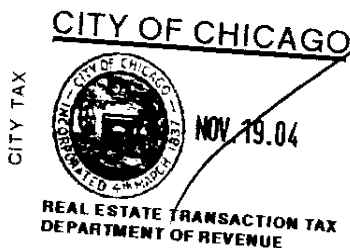
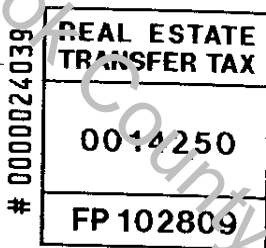
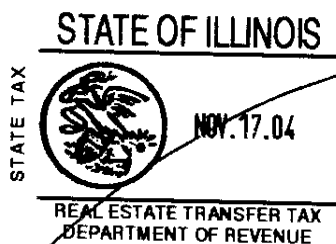
STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, Do Hereby Certify that Jonathan Hanuka, manager of the 5854 North Kenmore, L.L.C., personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as the free and voluntary act of said L.L.C., for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 15 day of October, 2004.



*Diane Hayes*  
 \_\_\_\_\_  
 Notary Public



Property of Cook County Clerk's Office