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WARRANTY DEED

GIT 43474530L 1/2



Doc#: 0434847088
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 12/13/2004 10:46 AM Pg: 1 of 3

Prepared By:
Michael S. Friman, Esq.
217 North Jefferson
5th Floor
Chicago, Illinois 60661

Return to after recording:

Mark Jacinto
3648 N. California # 2
Chicago, IL 60618

3640 N. CALIFORNIA, LLC, an Illinois limited liability company, 1847 N. Orleans, Chicago, Illinois 60614 ("Grantor") for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Members of said company CONVEY(S) and WARRANT(S) to **CATHLEEN F. DOMINGUEZ AND MARK I. JACINTO**, 3534 N. Lawndale, Chicago, IL 60618 ("Grantee") not a tenants in common, but as joint tenants, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

See attached Exhibit "A"

SUBJECT TO: See attached Exhibit "A"

Permanent Real Estate Index Number: 13-24-131-040-0000

Address of Real Estate: 3648 N. California, Unit 2 and P-6, Chicago, IL 60618

In Witness Whereof, said party of the first part has caused its corporate seal hereunder affixed, and has caused its name to be signed to these presents by its MEMBER this 29th day of November, 2004

3640 N. CALIFORNIA, LLC

By:

Dirk A. Nebbeling, Member

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EXHIBIT "A" LEGAL DESCRIPTION

UNIT 3648-2 AND P-6 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 3640 NORTH CALIFORNIA CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0430134082, IN THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN#: 13-24-131-040-0000

(underlying)

Commonly known as: 3640 North California, Chicago, IL 60618

Subject To: (1) real estate taxes not yet due and payable; (2) covenants, conditions, and restrictions of record (3) public and utility easements; (4) zoning and building laws and ordinances; (5) roads and highways, if any; (6) Illinois Condominium Property Act (the "Act"); (7) the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-laws for the 3640 North California Condominium Association (the "Declaration"); (8) such other matters as to which the Title Insurer commits Purchaser against loss or damage; (9) encroachments; and (10) acts of Buyer.

"Grantor also hereby grants Grantee, it's 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, as Grantor reserves to itself, it's successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein."

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

THE TENANT OF THE UNIT EITHER WAIVED OR FAIL TO EXERCISE THE OPTION TO PURCHASE THE SUBJECT UNIT.