

UNOFFICIAL COPY



Doc#: 0513035216
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 05/10/2005 10:13 AM Pg: 1 of 3

WARRANTY DEED

M.G.R. TITLE

THE GRANTORS, PATRICK K. HENEGHAN AND TRICIA E. HENEGHAN, husband and wife, of Chicago, IL for and in consideration of TEN DOLLARS (\$10.00) in hand paid, CONVEY and WARRANT to THOMAS LIVATINO AND KEVIN WHIRTY of 1607 W. Barry, #1, Chicago, IL 60657.

2061265/MTC/05/1002 each to an undivided 50% interest &

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 RIDER

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.

PIN: 14-30-122-050-1003

COMMONLY KNOWN AS: 2850 N. DAMEN, UNIT 3, CHICAGO, IL 60618

DATED this 20th day of April 2005.

PATRICK K. HENEGHAN

TRICIA E. HENEGHAN

THIS INSTRUMENT Prepared by:

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

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SEND SUBSEQUENT Tax Bills to: THOMAS LIVATINO
 2850 N. DAMEN, UNIT 3
 CHICAGO, IL 60618



MAIL TO: PHILLIP A. COURI
 552 LINCOLN, WINNETKA, IL 60093

STATE OF ILLINOIS)
) SS:
 COUNTY OF COOK)

The undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that PATRICK K. HENEGHAN AND TRICIA E. HENEGHAN, husband and wife, are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

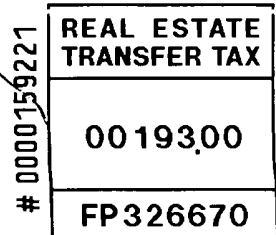
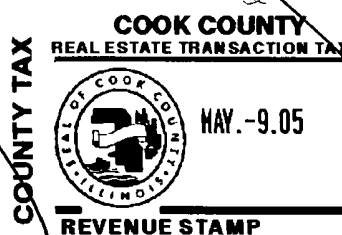
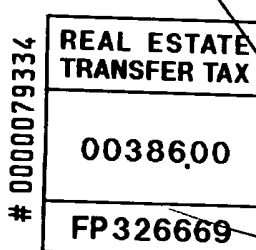
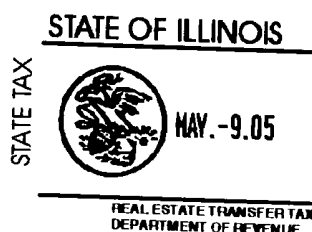
Given under my hand and official seal, this 20th day of April 2005.

 Notary Public

Commission expires:



City of Chicago Real Estate
 Dept. of Revenue Transfer Stamp
 379157 \$2,895.00
 05/09/2005 14:02 Batch 11816 43



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PARCEL 1:

UNIT 3 IN THE 2850 N. DAMEN CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 4 IN THE SUBDIVISION OF THAT PART LYING NORTH OF CLYBOURN AVENUE OF THE SOUTH 1/2 OF LOT 13 IN SNOW ESTATES SUBDIVISION BY SUPERIOR COURT PARTITION THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED TO THE DECLARATION CONDOMINIUM RECORDED AS DOCUMENT 0021026847, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE UNIT 3 AND PARKING SPACE 3, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0021026847.

PIN #: 14-30-122-050-1003

Commonly known as: 2850 N. DAMEN, UNIT 3
CHICAGO, Illinois 60618

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.

THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL