

WARRANTY DEED

MTC# 2060777 1 of 3 (14)

THE GRANTOR Clare Developers, Inc.,
an Illinois Corporation,



Doc#: 0513135202
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 05/11/2006 09:10 AM Pg: 1 of 2

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 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS in fee simple unto

Courtney Fritz and Carl Fritz, ^{wife} ~~husband~~ and ^{husband} ~~wife~~, both of 5525 North Winthrop, Unit 311, Chicago, Illinois

M.G.R. TITLE

not as joint tenants or tenants in common, but as TENANTS BY THE ENTIRETY all interest in the following described real estate in the County of Cook and State of Illinois, to wit:

See Reverse Hereof for Legal Description

Permanent Index Number: 14-08-200-022-0000 (Affects the underlying land)
Address of Real Estate: 5526 North Winthrop
Unit 3N
Chicago, Illinois 60640

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

TO HAVE AND TO HOLD said premises FOREVER

Said Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the Grantor has caused its name to be signed by these presents by its Authorized Representative this 21 day of May, 2005.

Clare Developers, Inc.
an Illinois corporation

By: [Signature]
Authorized Representative

State of Illinois, County of Cal ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Roger Carey, Authorized Representative of Clare Developers, Inc., 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 said instrument as his free and voluntary act, and as the free and voluntary act of Clare Developers, Inc., for the uses and purposes therein set forth.

Given under my hand and official seal, this 21 day of May, 2005



C.C. Lally
NOTARY PUBLIC

My commission expires on 8-14-05

COOK COUNTY
REAL ESTATE TRANSFER TAX



MAY. 10.05

0000159297

REAL ESTATE
TRANSFER TAX

0018750

FP326670

STATE OF ILLINOIS



MAY. 10.05

0000079410

REAL ESTATE
TRANSFER TAX

0037500

FP326669

UNOFFICIAL COPY

PARCEL 1: VENUE STAMP

UNIT 3N IN THE 5526 NORTH WINTHROP CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 7 IN BLOCK 3 IN JOHN LEWIS COCHRAN'S SUBDIVISION OF THE WEST HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT 0428244031 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCLE 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-3N AND STORAGE S-3N LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0428244031.

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 WERE RECITED AND STIPULATED AT LENGTH HEREIN.

Subject to: (1) real estate taxes not yet due and payable; (2) applicable zoning, building laws and ordinances; which are not violated by improvements on the property; (3) public utility easements; (4) private easements for pedestrian ingress and egress; (5) provisions of the Municipal Code of Chicago; (6) provisions of the Condominium Property Act of Illinois (the "Act"); (7) all rights, easements, restrictions, conditions and reservations of record or contained in the Declaration or reserved by The 5526 North Winthrop Condominium Association (the "Association") to itself and its successors and assigns, for the benefit of all Unit Owners at the Condominium; (8) encroachments, if any, shown on the Plat of Survey attached to the Declaration, with encroachment endorsements on the owners title insurance policy; (9) assessments due to the Association after the Closing Date; and (10) such other matters as to which the Title Insurer commits to insure Grantee against loss or damage; provided Grantor shall pay any and all fees and costs associated therewith.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY.

Permanent Index Number: 14-08-200-022-0000 (Affects the Underlying (and))

Address of Real Estate: 5526 North Winthrop, Unit 2N, Chicago, Illinois 60640

This instrument was prepared by: Eileen C. Lally, One East Wacker Drive, Suite 2920, Chicago, Illinois 60601

City of Chicago

Dept. of Revenue

379277



Real Estate

Transfer Stamp

\$2,812.50

MAIL TO: 05/10/2005 11:12 Batch 02228 41

SEND SUBSEQUENT TAX BILLS TO:

Scott I. Yu, Esq.
70 West Madison, Suite 2315
Chicago, Illinois 60602

Courtney and Carl Fritz
5526 North Winthrop, Unit 3N
Chicago, Illinois 60640