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MTC # 2059014 10F1
WARRANTY DEED
CORPORATION GRANTOR

Doc#: 0513341068
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 05/13/2005 12:35 PM Pg: 1 of 3

The Grantor, HENEGHAN
HOMES Development
Corporation

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 Member of said company, CONVEYS
and WARRANTS to JASON HAYENS of 3510 N. RETA, UNIT 1, CHICAGO, IL 60657,
County of Cook, 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 forever.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed by these
presents by its Member and attested by its Member this 7th day of March 2005.

PIN: 14-20-424-003-0000 (Underlying)

COMMONLY KNOWN AS: 3251 N. KENMORE, UNIT 1, CHICAGO, IL 60657

City of Chicago
Dept. of Revenue
379822
05/13/2005 07:46 Batch 02231 3



Real Estate
Transfer Stamp
\$4,537.50

HENEGHAN HOMES AT 3251-51 N.
KENMORE, LLC, an Illinois Limited
Liability Company

By:

JOHN HENEGHAN, MEMBER

This Instrument Prepared By:

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

M.G.R. TITLE

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Send subsequent tax bills to:

JASON HAVENS
3251 N. KENMORE, UNIT 1
CHICAGO, IL 60657



MAIL TO: ADAM HEIMAN
900 MAPLE RD., HOMEWOOD, IL 60430

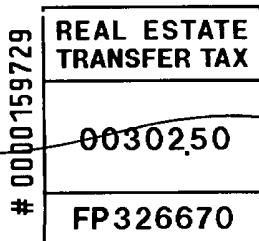
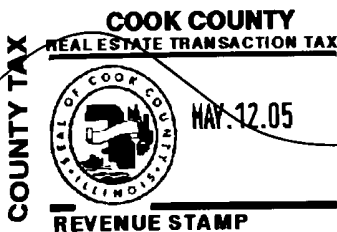
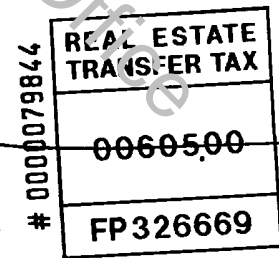
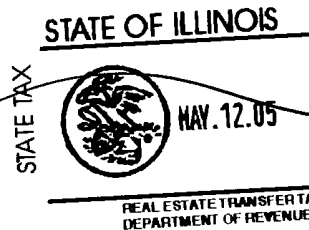
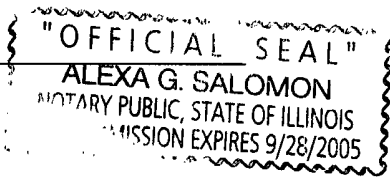
STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that JOHN HENEGHAN, Member of HENEGHAN HOMES AT 3247-51 N. KENMORE, LLC, an Illinois Limited Liability Company, personally known to me to the same person whose name is subscribed to the foregoing instrument as such officer, appeared before me this day in person and acknowledged that he signed and delivered such instrument as his own free and voluntary acts and as the free and voluntary act of said company, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal, this 7th day of March 2005.

Alexa G. Salomon
Notary Public

My commission expires:



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LEGAL DESCRIPTION RIDER FOR DEED

PARCEL 1: UNIT 1 IN THE 3251 N. KENMORE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 4^N IN BAXTER'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, 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 0505434032, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS DEFINED AND SET FORTH IN SAID SURVEY AND DECLARATION.

**and the north half of lot 5*
 PARCEL 2: THE EXCLUSIVE RIGHT TO USE PARKING SPACE ~~AND~~ AND STORAGE SPACE S -1, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0505434032.

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) instalments 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:

14-20-424-003-0000 (*underlying*)

COMMONLY KNOWN AS: 3251 N. KENMORE, UNIT 1, CHICAGO, IL 60657