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0524541106 Fee: \$28.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 09/02/2005 12:13 PM Pg: 1 of 3

THIS INSTRUMENT PREPARED BY:

Janet K. Thomas Attorney At Law Law Office of Lloyd Gussis 2536 North Lincoln Chicago, Il 60614

WARRANTY DEED

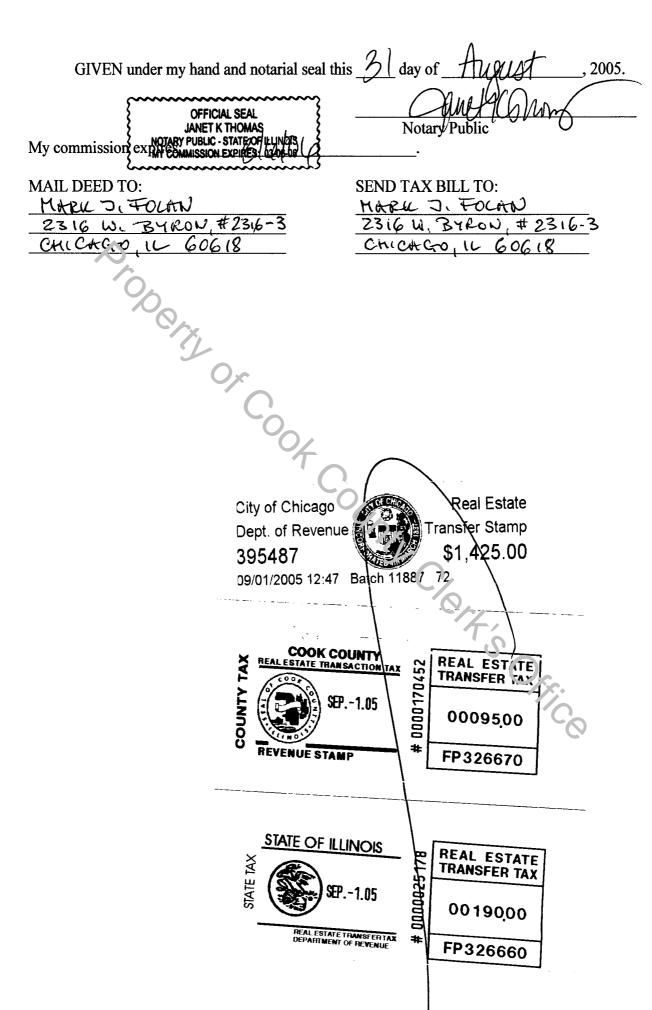
THE GRANTOR, CLAPEMONT/BYRON, LLC, a limited liability company created and existing under and by virtue of the laws of the State of Illinois, for and in consideration of Ten (\$10.00) Dollars, in hand paid CONVEYS AND WARRANTS unto Mark J. Folan, the real estate commonly known as 2316 W By (0) Unit 2316-3, Chicago, Illinois, situated in the County of Cook, in the State of Illinois, being hereinafter legally described, hereby releasing and waiving all rights under and by virue of the Homestead Exemption Laws of the State of Illinois, TO HAVE AND TO HOLD said premises forever.

ADDRESS:	2316 W.	خ. 3¥316. 3 عyron,	, CHICAGO, I	LLINOIS
PTIN:	14-19-101-022	-0000	042	
DATED this _	<u> </u>	August	_, 2005	
		O	CLAREM!	ON F/BYRON, LLC
			By:	SEAL (SEAL)
STATE OF IL	LINOIS)		Manager
COUNTY OF	COOK) SS)		

I, the undersigned, a Notary Public in and for said County and State, DO HEREBY CERTIFY that Randall Pavlock, Manager of Claremont/Byron, LLC personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

0524541106D Page: 2 of 3

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0524541106D Page: 3 of 3

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LEGAL DESCRIPTION

UNIT #2316-3 IN THE 3901-03 NORTH CLAREMONT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 58 IN THE SUBDIVISION OF BLOCK 9 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT TVIE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼) OF SAID SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT OS 208/8/18 WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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 USELF, 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, IF ANY, EITHER WAIVED OR FAILED TO FYERCISE THE RIGHT OF FIRST REFUSAL TO PURCHASE THE UNIT OR HAD NO RIGHT OF FIRST REFUSAL TO PURCHASE THE UNIT.