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2073-10

**UNOFFICIAL COPY**



Doc#: 0604541118 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/14/2006 03:04 PM Pg: 1 of 3

**WARRANTY DEED**  
**CORPORATION GRANTOR**

The Grantor, **HENEGHAN HOMES AT 3545-47 N. WILTON, LLC**, an Illinois Limited Liability Company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact

**M.G.R. TITLE**

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 DANIEL A. DORFMAN AND AVRIE DORFMAN** of 10 E. Ontario, #1509, Chicago, IL 60611, as husband and wife, not as Joint Tenants or Tenants in Common but as **TENANTS BY THE ENTIRETY**, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

*\* Ariel M.*

**SEE ATTACHED LEGAL DESCRIPTION RIDER FOR DEED**

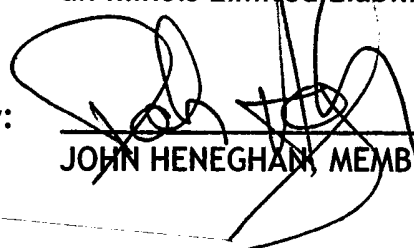
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **TO HAVE AND TO HOLD** said premises as husband and wife, not as Joint Tenants or Tenants in Common but as **TENANTS BY THE ENTIRETY**, forever.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed by these presents by its Member and attested by its Member this 8th day of February 2006.

PINS: 14-20-405-004 AND 14-20-405-003

COMMONLY KNOWN AS: 3545-47 N. WILTON, UNIT 2S, CHICAGO, IL 60657

**HENEGHAN HOMES AT 3545-47 N. WILTON, LLC,**  
an Illinois Limited Liability Company

By:   
**JOHN HENEGHAN, MEMBER**

City of Chicago  
Dept. of Revenue



Real Estate

Transfer Stamp

417634

\$3,622.50

02/09/2006 12:59 Batch 02284 27

**UNOFFICIAL COPY**

This Instrument Prepared By: **HAL A. LIPSHUTZ**  
**867 W. BUCKINGHAM**  
**CHICAGO, IL 60657**

Send subsequent tax bills to: **DANIEL DORFMAN**  
**3545-47 N. WILTON, UNIT 2S**  
**CHICAGO, IL 60657**



**MAIL TO: KIMBERLY FREELAND**  
**200 N. LASALLE, #1810, CHICAGO, IL 60611**

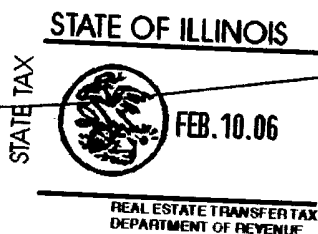
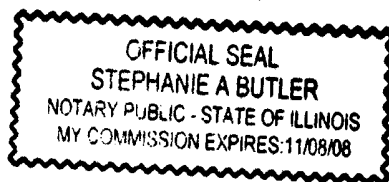
STATE OF ILLINOIS )  
) SS:  
COUNTY OF COOK )

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 3545-47 N. WILTON, 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 8th day of February 2006.

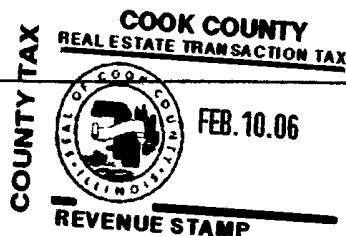
Notary Public

My commission expires:  
\_\_\_\_\_



# 0000091513

REAL ESTATE TRANSFER TAX
00483.00
FP326669



# 0000182993

REAL ESTATE TRANSFER TAX
00241.50
FP326670

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## LEGAL DESCRIPTION RIDER FOR DEED

PARCEL 1: UNIT 2S IN THE 3545-47 N. WILTON CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 5 AND 6 IN BLOCK 2 IN CANNELL'S SHEFFIELD AVENUE ADDITION IN 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 0530010082, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS DEFINED AND SET FORTH IN SAID SURVEY AND DECLARATION.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE PARKING SPACE P -2S AND STORAGE SPACE S-2S, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0530010082.

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.

PINS: 14-20-405-004 AND 14-20-405-003

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