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WARRANTY DEED

GRANTOR(S):

KINGSDALE ENTERPRISES, LLC,
a limited liability company 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



Doc#: 0622340068 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/11/2008 10:09 AM Pg: 1 of 3

Currently Maintaining Office at:
10 Hidden Brook Drive
North Barrington, IL 60010

(The Above Space For Recorder's Use Only)

for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S)
and WARRANT(S) to:

I.
ROBERT FISHMAN

the following described Real Estate situated in the State of Illinois, to wit:

P.I.N.: 13-14-412-019-0000 (Underlying Pin)

PROPERTY ADDRESS: 4246-4252 N. Spaulding Ave and
3303 W. Cullom Ave, Unit 252-B2, Chicago, IL 60618

LEGAL: **SEE ATTACHED LEGAL DESCRIPTION MARKED AS EXHIBIT "A"**

**THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL WITH RESPECT TO THE UNIT
BECAUSE THE UNIT WAS VACANT**

**GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS
AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND
EASEMENTS FOR THE BENEFIT OF SAID UNIT 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 LAND DESCRIBED THEREIN.**

**THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS 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: GENERAL REAL ESTATE TAXES AND SPECIAL ASSESSMENTS NOT DUE AND
PAYABLE AT THE TIME OF CLOSING, APPLICABLE ZONING AND BUILDING LAWS AND
ORDINANCES AND OTHER ORDINANCES OF RECORD; THE CONDOMINIUM DOCUMENTS,
INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO, AND ALL OF THE COVENANTS,
CONDITIONS, EASEMENTS AND RESTRICTIONS SET FORTH THEREIN; COVENANTS, CONDITIONS,
RESTRICTIONS, BUILDING LINES AND OTHER MATTERS OF RECORD FILED IN THE OFFICE OF
THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS; UTILITY EASEMENTS; ACTS DONE OR
SUFFERED BY PURCHASER OR ANYONE CLAIMING BY, THROUGH OR UNDER PURCHASER;
LEASES, LICENSES AND EASEMENTS RELATING TO LANDSCAPING, MAINTENANCE, REPAIR, SNOW
REMOVAL, STORM WATER RETENTION, REFUSE OR OTHER SERVICES TO, FOR OR ON THE
PROPERTY OR OTHERWISE AFFECTING THE COMMON ELEMENTS; TERMS AND PROVISIONS OF
THE ILLINOIS CONDOMINIUM PROPERTY ACT.**

MARQUIS TITLE
TM 216677
0611935

30

Handwritten signature/initials: 2189203

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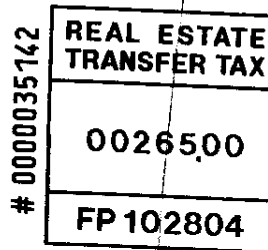
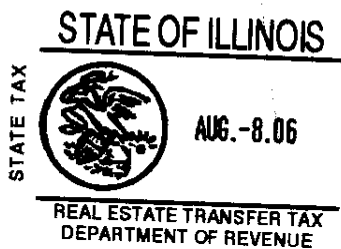
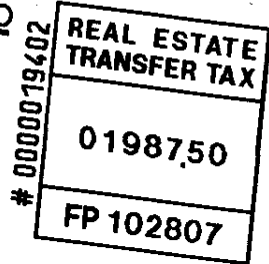
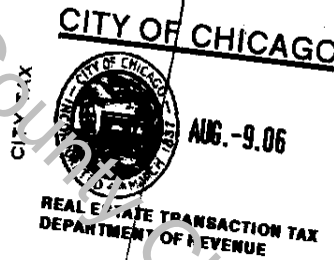
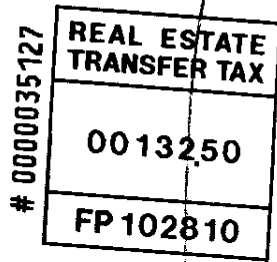
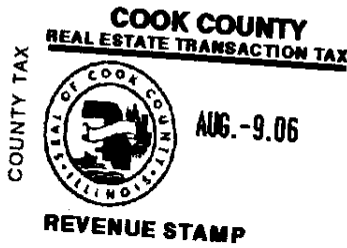
LEGAL DESCRIPTION

Unit 4252-B2 and Unit P- 5 together with its undivided percentage interest in the common elements in The 4246 North Spaulding Condominium as delineated and defined in the Declaration recorded as document number 0615234022, in the Southeast 1/4 of Section 14, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Underlying Legal:

Lots 22, 23 and 24 in Block 3 of W. H. Condon's Subdivision of the West 1/2 of the East 1/2 of the Southeast 1/4 of Section 14, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as: 4252 North Spaulding
Condo 32
Chicago IL 60618



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Hereby releases and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.
TO HAVE AND TO HOLD said real estate forever.

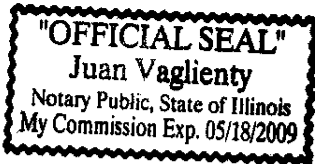
DATED this 5th day of July, 2006

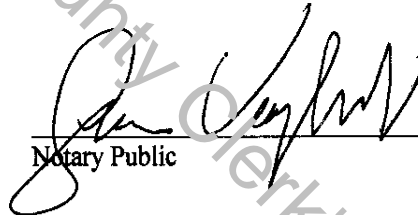
KINGSDALE ENTERPRISES, LLC


By: John Breugelmanns
Its: Managing Member

STATE OF ILLINOIS, COUNTY OF COOK) SS: I, the undersigned, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that John Breugelmanns, the managing member of Kingsdale Enterprises, LLC, personally known to me to be the same person(s) whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that s/he signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 5th day of July, 2006




Notary Public

Prepared by: WALDEMAR WYSZYNSKI, Attorney at Law, 15 N. Northwest Hwy., Park Ridge, IL 60068

Return to:

HONARRA S GOLDEN
25 E WASHINGTON #1000
CHICAGO IL 60602

Send Subsequent Tax Bill To:

ROBERT J FEHMAN
4252 N SPALDING #B-2
CHICAGO IL 60618