

UNOFFICIAL COPY

2008836/m... 08/11/06

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WARRANTY DEED



Doc#: 0622326105 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/11/2006 11:42 AM Pg: 1 of 3

THE GRANTORS, PATRICK K. HENEGHAN AND TRICIA E. HENEGHAN, husband and wife, of Chicago, IL for and in consideration of TEN DOLLARS (\$10.00) in hand paid, CONVEY and WARRANT to DANIEL RICHARDSON of 8850 N. KARLOV, SKOKIE, IL 60076,

M.G.R. TITLE

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

SEE ATTACHED RIDER

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.

PIN: 14-30-122-008

COMMONLY KNOWN AS: 2856 N. DAMEN, UNIT 2, CHICAGO, IL 60618

DATED this 11th day of August 2006.

[Signature]
PATRICK K. HENEGHAN

[Signature]
TRICIA E. HENEGHAN

THIS INSTRUMENT Prepared by:
City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
459276 \$2,298.75
08/09/2006 10:57 Batch 11802 48



HAL A. LIPSHUTZ
LEVIT & LIPSHUTZ
867 W. BUCKINGHAM
CHICAGO, IL 60657

SEND SUBSEQUENT Tax Bills to: DANIEL RICHARDSON
2856 N. DAMEN, UNIT 2
CHICAGO, IL 60618

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LEGAL DESCRIPTION RIDER FOR DEED

PARCEL 1: UNIT 2 IN THE 2856 N. DAMEN CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 2 IN THE SUBDIVISION OF THAT PART LYING NORTH OF CLYBOURN AVENUE OF THE SOUTH ½ OF LOT 13 IN SNOW ESTATE SUBDIVISION BY THE SUPERIOR COURT PARTITION OF THE EAST ½ OF THE NORTHWEST 1/4 OF SECTION 30, 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 0620844091, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

PARCEL 2: THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-2 AND STORAGE SPACE S-2, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0620844091

PARCEL 3: EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED LAND: THE WEST 6.50 FEET OF LOT 1 IN THE SUBDIVISION OF THAT PART LYING NORTH OF CLYBOURN AVENUE OF THE SOUTH ½ OF LOT 13 IN SNOW ESTATE SUBDIVISION BY THE SUPERIOR COURT PARTITION OF THE EAST ½ OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

CREATED BY A GRANT OF EASEMENT RECORDED JANUARY 25, 2001 AS DOCUMENT 0010066182

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 AT THE TIME OF THE CONVERSION.

PIN: 14-30-122-008

COMMONLY KNOWN AS: 2856 N. DAMEN, UNIT 2, CHICAGO, IL 60618