2008 836 MACHUNGFFICIAL COP

WARRANTY DEED

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,



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

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, I'N'T 2, CHICAGO, IL 60618

day of August 2006.

KLHENEGHAN

THIS INSTRUMENT Prepared by:

City of Chicago

Dept. of Revenue

459276

Real Estate

ransfer Stamp

\$2,298.75

08/09/2006 10:5 Batch 1/1802 48

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

TRICIA E. HENEGI

SEND SUBSEQUENT Tax Bills to:

DANIEL RICHARDSON 2856 N. DAMEN, UNIT 2 CHICAGO, IL 60618

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UNOFFICIAL COPY



MAIL TO:

MARIA MOTEV

1701 E. LAKE, #475, GLENVIEW, IL 60025

STATE OF ILLINOIS)

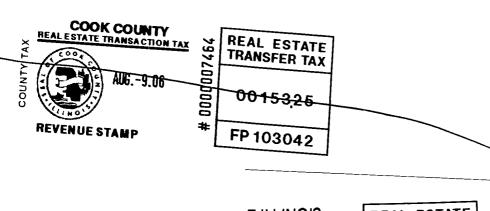
SS:

COUNTY OF COOK)

The undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that PATRICK K. HENEGHAN AND TRICIA E. HENEGHAN, husband and wife, are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth.

day of August 2006. Given under my hand and official seal, this

Notary Public OFFICIAL SEAL C/O/A/S O/FICO Commission expires; ALEXA SALOMON NOTARY PUBLIC STATE OF ILLINOIS



IF ILLINOIS REAL ESTATE TRANSFER TAX AUG.-9.06 0030650 E TRANSFER TAX FP 103037

NT OF REVENUE

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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 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 DECLMENT 0620844091

PARCEL 3: EASE/MENT 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 1/2 OF LOT 13 IN SNOW ESTATE SUBDIVISION BY THE SUPERIOR COURT PARTITION OF THE EAST 1/2 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 R'.CONDED 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 AID EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVEYANTS, 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; ©) 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; (l) 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