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0623441094

Doc#: 0623441094 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/22/2006 11:29 AM Pg: 1 of 3

2008827 MT-109210
WARRANTY DEED

THE GRANTORS, PATRICK K. HENEGHAN AN 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 RANDALL KAPLOE of 815 N. MARSHFIELD, #401, CHICAGO, IL 60622,

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 3, CHICAGO, IL 60618

DATED this 17 day of August 2006.

PATRICK K. HENEGHAN

TRICIA E. HENEGHAN

THIS INSTRUMENT Prepared by:

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

SEND SUBSEQUENT Tax Bills to:

RANDALL KAPLOE
2856 N. DAMEN, UNIT 3
CHICAGO, IL 60618

City of Chicago

Dept. of Revenue

461024

08/18/2006 11:12 Batch 05384 29



Real Estate

Transfer Stamp

\$3,168.75

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LEGAL DESCRIPTION RIDER FOR DEED

PARCEL 1: UNIT 3 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-3, STORAGE SPACE S-3 AND ROOF DECK R-3, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0620844091.

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 3, CHICAGO, IL 60618