

UNOFFICIAL COPY

2073840/mzc/nw/100B
WARRANTY DEED
CORPORATION GRANTOR



Doc#: 0717740067 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/26/2007 10:23 AM Pg: 1 of 3

The Grantor, **BENNETT DEVELOPMENT CORP.**, an Illinois corporation, 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, 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 Board of Directors of said corporation, CONVEYS and WARRANTS to **JOEL TELLINGHUISEN AND HEATHER E. TELLINGHUISEN** of 2430 W. Walton, #3R, Chicago, IL 60622 as husband and wife, not as Tenants in Common not as Joint Tenants but as TENANTS BY THE ENTIRETY the following described real estate situated in the County of Cook and State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION RIDER FOR DEED

MGR

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 Tenants in Common, not as Joint Tenants but as TENANTS BY THE ENTIRETY, forever.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed by these present by its President and attested by its President, this 22nd day of June 2007.

PIN: 13-26-429-020-0000

COMMONLY KNOWN AS: 2452-54 N. KEDZIE, UNIT 2454-3, CHICAGO, IL 60647

City of Chicago
Dept. of Revenue
515784
06/25/2007 11:28 Batch 07253 78



Real Estate
Transfer Stamp
\$2,475.00

BENNETT DEVELOPMENT CORP.,
an Illinois corporation

By: Charles Bennett
CHARLES BENNETT, President

STATE TAX
STATE OF ILLINOIS
JUN. 25. 07
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000014286
REAL ESTATE
TRANSFER TAX
0033000
FP 103037

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
JUN. 25. 07
REVENUE STAMP

0000025592
REAL ESTATE
TRANSFER TAX
0016500
FP 103042

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This Instrument Prepared By:

HAL A. LIPSHUTZ
1120 W. BELMONT
CHICAGO, IL 60657

Send subsequent tax bills to:

JOEL TELLINGHUISEN
HEATHER TELLINGHUISEN
2452-54 N. KEDZIE BLVD., UNIT 2454-3
CHICAGO, IL 60647



MAIL TO:

LLOYD GUSSIS
2536 N. LINCOLN AVE.
CHICAGO, IL 60614

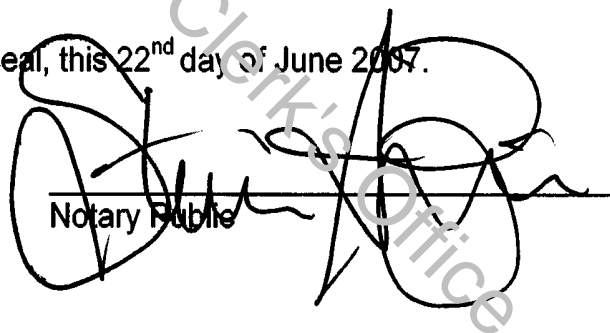
STATE OF ILLINOIS)

) SS:

COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that **CHARLES BENNETT, PRESIDENT OF BENNETT DEVELOPMENT CORP., an Illinois corporation**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered such instrument as his own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal, this 22nd day of June 2007.


Notary Public

My commission expires:



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LEGAL DESCRIPTION RIDER FOR DEED

PARCEL 1: UNIT 2452-3 IN THE ELIZABETH MANOR CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 AND 2 IN BLOCK 7 IN SUBDIVISION OF 39 ACRES OF THE EAST SIDE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0625610044, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

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, 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 WHICH DO NOT ADVERSELY AFFECT THE BUYER'S INTENDED USE OF THE PROPERTY; (G) ACTS DONE OR SUFFERED BY PURCHASER OR ANYONE CLAIMING BY, THROUGH OR UNDER PURCHASER; (H) PUBLIC UTILITY EASEMENTS; (I) INSTALLMENTS DUE AFTER CLOSING FOR ASSESSMENTS LEVIED PURSUANT TO THE DECLARATION; (J) PRIVATE EASEMENTS; (K) PARTY WALL RIGHTS AND AGREEMENTS (L) MATTERS OVER WHICH THE TITLE COMPANY HAS AGREED TO INSURE, PROVIDED SUBPARAGRAPHS B - C DO NOT INTERFERE WITH THE GRANTEE'S QUIET USE AND ENJOYMENT OF THE PROPERTY AS A RESIDENTIAL CONDOMINIUM UNIT.

GRANTOR CERTIFIES THAT NOTICE OF INTENT AS REQUIRED BY SECTION 30 OF THE ILLINOIS CONDOMINIUM PROPERTY ACT WAS SERVED ON THE TENANTS AT THE PROPERTY AND THE TENANT OF THIS UNIT FAILED TO EXERCISE ITS RIGHT OF FIRST REFUSAL.

PIN: 13-26-429-020-0000

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