

UNOFFICIAL COPY 08021953

WARRANTY DEED

2879/0254 03 001 Page 1 of 3
1998-11-12 14:33:49
Cook County Recorder 25.50



TR Southport Partners, L.P., an Illinois limited partnership, duly authorized to transact business in the State of Illinois (herein, "Grantor"), with its principal office at 3030 Arbor Lane, Suite 202, Northfield, Illinois 60093, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, CONVEYS and WARRANTS to Tamara Carlin, Stuart Carlin and Dennis Carlin (herein, the "Grantee") residing at 441 East Erie Street, Unit 2012, Chicago, Illinois 60611, as joint tenants all the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

TICOR TITLE INSURANCE

Parcel 1: Unit 301 in the 2135 N. Southport Condominium as delineated on a survey of the following described land: Lots 13 and 14, in Resubdivision of Sub-Block 12 in Subdivision of Block 13 of Sheffield's Addition to Chicago in Section 32, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as an exhibit to the Declaration of Condominium recorded May 5, 1998 as Document No. 98368610 together with its individual percentage of ownership in the common elements.


Parcel 2: The exclusive right to the use of parking space P-12, a limited common element, as delineated on the survey attached to the aforesaid Declaration.

TO HAVE AND TO HOLD the said Real Estate forever, SUBJECT TO:

Current general real estate taxes, taxes for subsequent years and special taxes or assessments; the Illinois Condominium Property Act; the Declaration of Condominium Ownership; applicable zoning, planned development and building laws and ordinances and other ordinances of record; acts done or suffered by Grantee or anyone claiming by through or under Grantee; covenants, conditions, agreements, building lines and restrictions of record; easements recorded at any time prior to closing, including any easements established by or implied from the Declaration of Condominium Ownership or amendments thereto and any easements provided therefor; rights of the public, the City of Chicago and adjoining contiguous owners to use and have maintained any drainage ditches, feeders, laterals and water detention basins located in or serving the premises; roads or highways, if any; and Grantee's mortgage, if any.


Grantor also hereby grants to the Grantee, their 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 Ownership for 2135 N. Southport Condominium Association (the "Declaration"), 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,

★ 002094 ★
 ★ CITY OF CHICAGO ★
 ★ REAL ESTATE TRANSACTION TAX ★
 ★ DEPT. OF REVENUE NOV 12'38 ★
 ★ P.B. 11189 ★



900.00


★ 002096 ★
 ★ CITY OF CHICAGO ★
 ★ REAL ESTATE TRANSACTION TAX ★
 ★ DEPT. OF REVENUE NOV 12'38 ★
 ★ P.B. 11189 ★



712.50

614736

STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX




NOV 12'38 DEPT. OF REVENUE

335.00

P.B. 10893


★ 002095 ★
 ★ CITY OF CHICAGO ★
 ★ REAL ESTATE TRANSACTION TAX ★
 ★ DEPT. OF REVENUE NOV 12'38 ★
 ★ P.B. 11189 ★



900.00

07382

Cook County
 REAL ESTATE TRANSACTION TAX




REVENUE STAMP NOV 12'38 P.B. 11450

10.00

073775

Cook County
 REAL ESTATE TRANSACTION TAX



REVENUE STAMP NOV 12'38 P.B. 11450

137.50

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Grantor reserves to itself and its beneficiary, and their successors and assigns, and Grantee hereby grants to Grantor, the right to repurchase the Real Estate provided in paragraph 21(b) of the Real Estate Contract dated July 17, 1998, between Grantor and Grantee (the "Real Estate Contract"). The right of repurchase herein reserved by Grantor (i) is hereby subordinated to the rights of the holder of any mortgage or trust deed hereafter placed upon the Real Estate and(ii) shall expire upon the second anniversary of the date of recording of this deed.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed as of the 21st day of October, 1998.

TR SOUTHPORT PARTNERS, L.P., an Illinois limited partnership

By: Roszak/ADC, L.L.C., an Illinois limited liability company

By: Thomas A. Roszak
Thomas A. Roszak, Member

Permanent Index Numbers: 14-32-124-006 and 14-32-124-007 (affects the Unit and the Common Elements).

Address of Real Estate: 2135 N. Southport, Unit #301, Chicago, Illinois 60614

This instrument was prepared by:	Upon recording mail to:	Send subsequent tax bills to:
Bruce K. Huvad	David H. Sachs	TR Southport Partners, L.P.
630 Dundee Road, Ste 120	One IBM Plaza, Suite 3000	3030 Arbor Lane, Ste 202
Northbrook, IL 60062	Chicago, IL 60611	Northfield, IL 60093

State of Illinois)
County of Cook) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid DO HEREBY CERTIFY that Thomas A. Roszak, personally known by 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, sealed and delivered the said instrument as his free and voluntary acts for the uses and purposes therein set forth.

Given under my hand and official seal, this 21st day of October, 1998.

Commission Expires:



Bruce K. Huvad
Notary Public