

UNOFFICIAL COPY

08088715

3.57/01 7 05 001 Page 1 of 3
1998-12-02 12:58:14
Cook County Recorder 25.50

WARRANTY DEED

STATUTORY (ILLINOIS)
CORPORATION TO INDIVIDUAL



Mem North Jula N9 F0 23 25 / 08 30

THE GRANTOR, Bryn Mawr & Kostner L.L.C., an Illinois limited liability company, for and in consideration of the sum of TEN (\$10.00) and 00/100-----DOLLARS and other good and valuable consideration, in hand paid, CONVEYS AND WARRANTS TO

JOHN J. SURMANE and TANIA SURMANE
of , CHICAGO, IL

not in Tenancy in Common, but in JOINT TENANCY, the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Real Estate Index Number(s):
1997 and prior: 13-10-201-001 through -010
1998: 13-10-201-030

Address of Real Estate: 5454 N. KILDARE AVENUE, Chicago, IL 60630

In Witness Whereof, said Grantor has caused its name to be signed to these presents by Anne B. Cotter, Vice-President and Antonella Miner, personally known to me to be the Assistant Secretary of Sauganash Woods Corporation, an Illinois Corporation, its general partner, this 30th day of November, 1998.

Bryn Mawr & Koster L.L.C.,
a Illinois limited liability company

By: Sauganash Woods Corporation,
an Illinois corporation, a Manager

By: [Signature]
Anne B. Cotter, Vice-President

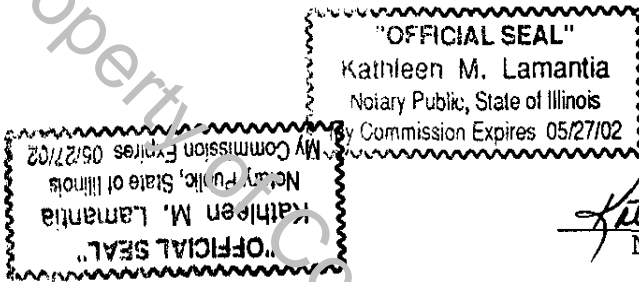
Attest: [Signature]
Antonella Miner, Assistant Secretary

Property of Cook County Clerk's Office

State of Illinois, County of COOK, ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Anne B. Cotter personally known to me to be the Vice-President and Antonella Miner Assistant Secretary of Sauganash Woods Corporation, and personally known to me to be the same persons whose name are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as the Vice-President and Assistant Secretary, they signed and delivered the said instrument pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, on November 20, 1998.

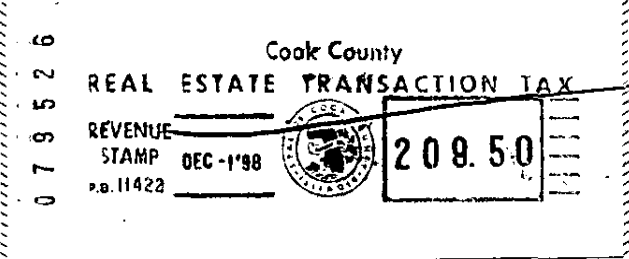
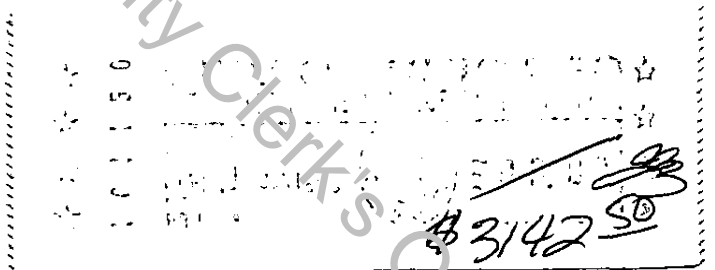
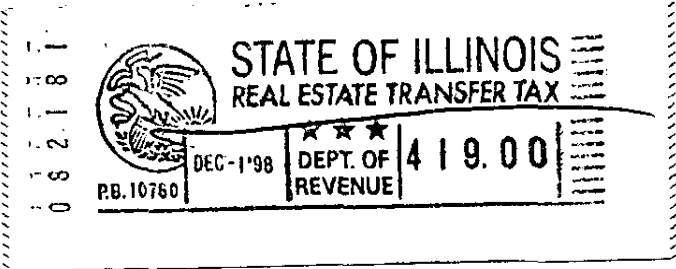
IMPRESS
NOTARIAL SEAL
HERE



Kathleen Lamantia
Notary Public

My Commission Expires

This instrument was prepared by Anne B. Cotter, Esq., 980 N. Michigan Avenue, Suite 1280, Chicago, Illinois 60601.



Mail to: David B. Stolman & Assoc.
70 S. Highway 45, Suite 205
Grayslake, IL 60630

Send subsequent Tax Bill To:
John Surane
5454 N. Kildare Ave.
Chicago, IL 60630



LEGAL DESCRIPTION

LOT 13 IN SAUGANASH WOODS PHASE 1 OF PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 40 NORTH, RANGE 13 OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 8, 1997 AS DOCUMENT NO. 97749784 IN COOK COUNTY, ILLINOIS.

THIS DEED IS SUBJECT TO REAL ESTATE TAXES NOT YET DUE AND PAYABLE; ZONING AND BUILDING LAWS OR ORDINANCES; COVENANTS, CONDITIONS, RESTRICTIONS AND UTILITY EASEMENTS OF RECORD, PROVIDED THE PROPERTY IMPROVEMENTS DO NOT VIOLATE OR ENCROACH THEREON; DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR THE RESIDENCES AT SAUGANASH HOMEOWNER ASSOCIATION, AS AMENDED FROM TIME TO TIME; CROSS-UTILITY EASEMENTS WITH EASEMENTS WITH SINGLE FAMILY HOMES ACROSS THE REAR OF THE BACKYARD OF THE PROPERTY FOR UTILITY INSTALLATION, MAINTENANCE, SERVICE AND REPAIR; RIGHTS OF COMMONWEALTH EDISON, AMERITECH, PEOPLES GAS AND OTHER UTILITY AND CABLE COMPANIES IN THE REAR FIFTEEN (15) FEET OF THE BACKYARD OF THE PROPERTY FOR THE INSTALLATION, MAINTENANCE AND REPAIR OF SUCH SERVICES, PROVIDED THE PROPERTY IMPROVEMENTS DO NOT VIOLATE OR ENCROACH THEREON; RIGHTS OF UTILITIES IN VACATED STREETS AND ALLEYS FOR MAINTENANCE; RESTRICTIONS SET FORTH ON THE PLAT OF SUBDIVISION FOR THE RESIDENCES OF SAUGANASH AND SUCH OTHER MATTERS WHICH THE TITLE INSURER COMMITS TO INSURE BUYER AGAINST LOSS OR DAMAGE.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

Cook County Clerk's Office