

WARRANTY DEED UNOFFICIAL COPY 08132747

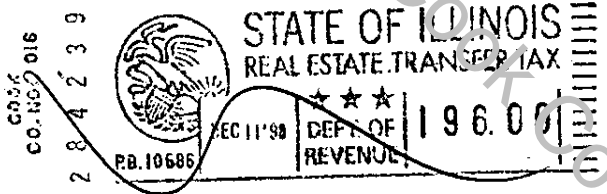
3923/0132 30 001 Page 1 of 3  
1998-12-14 10:31:04  
Cook County Recorder 25.00



2063

THE GRANTOR, DEARBORN VILLAGE L.L.C. I, a limited liability company, 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 the sum of Ten and No/100ths DOLLARS (\$10.00), in hand paid, and pursuant to the authority given by the Members of said company CONVEYS and WARRANTS to: M. Scott Hanlon and Colleen D. Hanlon, husband and wife, not as joint tenants or tenants in common, but as Tenants by the Entirety, currently residing at 3330 South Grove, Berwyn, Illinois 60402, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED SHEET FOR LEGAL DESCRIPTION



Above Space for Recorder's Use Only

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Permanent Real Estate Index Number(s): SEE ATTACHED SHEET

Address(es) of Real Estate: 1812 S. Federal Court, Unit H-48, Chicago, in the County of Cook, State of Illinois.

SUBJECT TO: covenants, conditions, and restrictions of record, Documents No.(s) ~~99876220~~ 99876220, and to General Taxes for 1998 and subsequent years.

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Manager, this 4<sup>th</sup> day of December, 19 98.

DEARBORN VILLAGE L.L.C. I

Impress  
Corporate Seal  
Here

By:   
Thomas Snitzer, not individually, solely as manager

60M f2 CT 1777 6912371 K Green

BOX 333-CTI

# UNOFFICIAL COPY

Cook County  
 REAL ESTATE TRANSACTION TAX  
 REVENUE STAMP DEC 11 98  
 P.B. 11424  
 98.00

★ 1 5 4  
 ★ CITY OF CHICAGO  
 ★ REAL ESTATE TRANSACTION TAX  
 ★ DEPT. OF REVENUE DEC 11 98  
 ★ P.B. 11193  
 ★ 735.00  
 ★

★ 1 5 4  
 ★ CITY OF CHICAGO  
 ★ REAL ESTATE TRANSACTION TAX  
 ★ DEPT. OF REVENUE DEC 11 98  
 ★ P.B. 11193  
 ★ 735.00  
 ★

08132747

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 Thomas Snitzer is personally known to me to be the manager of the Dearborn Village L.L.C. I, Illinois Limited Liability Company, and personally known to me to be the same person whose name is subscribed on the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Manager, he signed and delivered the said instrument pursuant to authority given by the Members of said company, as their free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

**"OFFICIAL SEAL"**  
 NOTARIAL SEAL  
 Notary Public **HERE** of Illinois  
 My Commission Expires Aug. 1, 2001

Given under my hand and official seal, this 4th of December, 19 98. My commission expires \_\_\_\_\_, 19\_\_\_\_.

*Mary E. Hopkins*

This instrument was prepared by:

Gloria L. Materre, Esq.  
 MAIL TO: 11 E. Adams #1400  
 Chicago, Illinois

**DRANIAS, HARRINGTON & WILSON**  
 77 WEST WASHINGTON STREET, SUITE 920  
 CHICAGO, IL 60602-2850

STREET ADDRESS: 812 S FEDERAL UNIT H-48  
CITY: CHICAGO COUNTY: COOK  
TAX NUMBER:

UNOFFICIAL COPY

LEGAL DESCRIPTION:

PARCEL 1: UNIT H-48 IN DEARBORN VILLAGE II CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 2, 3, 4, 5, 6 AND 7 IN BLOCK 16 IN CANAL TRUSTEE'S NEW SUBDIVISION OF THE EAST FRACTION OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN TOGETHER WITH THE EAST 1/2 OF VACATED 2ND FEDERAL STREET WHICH LIES SOUTH OF THE NORTH LINE OF SAID LOT 2 EXTENDED WEST AND NORTH OF THE SOUTH LINE OF SAID LOT 7 EXTENDED WEST (THE SOUTH LINE OF SAID LOT 7 ALSO BEING THE NORTH LINE OF WEST 19TH STREET) ALSO THAT PART OF THE WEST 1/2 OF VACATED SOUTH DEARBORN STREET WHICH LIES SOUTH OF THE NORTH LINE OF SAID LOT 2 EXTENDED AND NORTH OF THE SOUTH LINE OF SAID LOT 7 EXTENDED EAST (THE SOUTH LINE OF SAID LOT 7 ALSO BEING THE NORTH LINE OF WEST 19TH STREET, ALL IN COOK COUNTY ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT 'C' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 98876220 TOGETHER WITH IT UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY ILLINOIS.

PARCEL 2: THE RIGHT TO THE USE OF HP-48, LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 98876220

PARCEL 2: THE RIGHT TO THE USE OF HP-48 LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 98876220.

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, AFORESAID, 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.

PERMANENT INDEX NUMBERS

17-21-408-007, 17-21-408-008, 17-21-408-009, 17-21-408-010, 17-21-408-011, 17-21-408-012, 17-21-408-013, 17-21-408-014, 17-21-408-015, 17-21-408-016, 17-21-408-017, 17-21-408-018, 17-21-408-019, 17-21-408-020, 17-21-408-021, 17-21-408-022, 17-21-408-023, 17-21-408-024, 17-21-408-025, 17-21-408-026, 17-21-408-027

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