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1999-11-18 11:29:57  
Cook County Recorder . 25.50

WARRANTY DEED

STATUTORY (ILLINOIS)  
LIMITED LIABILITY COMPANY  
TO INDIVIDUAL



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

MICHAEL J. RYCHLEWSKI and JANIS YOUNG  
of 2240 W. WINNEMAC, 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 SET FORTH IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.)

SUBJECT TO THE MATTERS SET FORTH IN EXHIBIT A ATTACHED HERETO.

Permanent Real Estate Index Number(s): 13-10-203-011

Address of Real Estate: 5445 NORTH KILDARE, Chicago, IL 60630

In Witness Whereof, said Grantor has executed this Deed this 15th day of October, 1999.

Bryn Mawr & Kostner L.L.C.,  
an Illinois limited liability company

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

By: Gary Scott Saipe  
Gary Scott Saipe, Vice President

Attest: Kathleen LaMantia  
Kathleen LaMantia, Assistant Secretary

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State of Illinois )  
                          )SS  
County of Cook   ).

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Gary Scott Saipe, personally known to me to be the Vice President, and Kathleen LaMantia, personally known to me to be the Assistant Secretary, of Sauganash Woods Corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as said Vice President and Assistant Secretary, respectively, 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, as a manager of Bryn Mawr & Kostner L.L.C., for the uses and purposes therein set forth.

Given under my hand and official seal, on October 15, 1999.

IMPRESS  
NOTARIAL SEAL  
HERE



Eve Safarik  
Notary Public

My Commission Expires

This instrument was prepared by Gary Scott Saipe Esq., 980 N. Michigan Avenue, Suite 1280, Chicago, Illinois 60601.

Mail to: John Conlon  
4613 N. Damen  
Chicago IL 60625

Send subsequent Tax Bill To:  
Janis Young / Michael Rychlewski  
5445 N. Kildare  
Chicago, IL 60630

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## EXHIBIT A LEGAL DESCRIPTION

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LOT 28 IN SAUGANASH WOODS PHASE 1, BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 40 NORTH, RANGE 13 EAST 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 REAL ESTATE IMPROVEMENTS DO NOT VIOLATE OR ENCROACH THEREON; DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR THE RESIDENCES OF SAUGANASH HOMEOWNERS ASSOCIATION, AS AMENDED FROM TIME TO TIME; CROSS-UTILITY EASEMENTS WITH ADJACENT SINGLE FAMILY HOMES ACROSS THE REAR OF THE BACKYARD OF THE REAL ESTATE 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 REAL ESTATE FOR THE INSTALLATION, MAINTENANCE AND REPAIR OF SUCH SERVICES, PROVIDED THE REAL ESTATE 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; ACTS DONE OR SUFFERED BY OR JUDGMENTS AGAINST GRANTEE; AND SUCH OTHER MATTERS WHICH THE TITLE INSURER COMMITS TO INSURE GRANTEE AGAINST LOSS OR DAMAGE.


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

STATE TAX		STATE OF ILLINOIS	REAL ESTATE TRANSFER TAX
		NOV. 17.99	0035000
# 0000000253		REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	FP326703

CITY TAX		CITY OF CHICAGO	REAL ESTATE TRANSFER TAX
		NOV. 17.99	0262500
# 0000000232		REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	FP326675

COUNTY TAX		COOK COUNTY	REAL ESTATE TRANSFER TAX
		NOV. 17.99	0017500
# 0000000252		REAL ESTATE TRANSACTION TAX REVENUE STAMP	FP326657