

WARRANTY DEED

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1999-12-23 08:28:49  
Cook County Recorder 23.50

MAIL TO:



NAME & ADDRESS OF TAXPAYER:

SUZANNE M. BEAHAN  
2436 W. Farragut Avenue  
Unit 2A  
Chicago, IL 60625

RECORDER'S STAMP

THE GRANTOR, **LINDEN GROVE, L.L.C., an Illinois Limited Liability Company**, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to SUZANNE M. BEAHAN

of 4435 N. Leavitt, #2, Chicago, IL 60625  
(Grantee's Address)

the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION, P.I.N. AND COMMON ADDRESS ATTACHED HERETO

DATED this 15th day of December, 1999.

**LINDEN GROVE, L.L.C.**

By:   
ANTHONY KLOK, Member & Manager

By:   
EUGENE KORNOTA, Member & Manager

AC 195912 20F.04 SM

Prepared By: John W. Mauck, MAUCK, BELLAND & CHEELY, 19 S. LaSalle Street, Suite 1203, Chicago, IL 60603

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 ANTHONY KLOK and EUGENE KORNOTA as Members and Managers of LINDEN GROVE, L.L.C., personally known to me (or proved to me on the basis of satisfactory evidence) to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as the free and voluntary act of LINDEN GROVE, L.L.C., for the uses and purposes therein set forth.

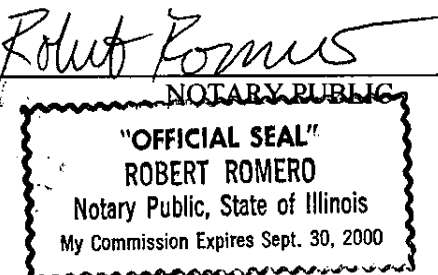
Given under my hand and notarial seal, this 15th day of December, 1999.

City of Chicago  
Dept. of Revenue  
217668



Real Estate  
Transfer Stamp  
\$783.75

12/22/1999 09:27 Batch 03173 6



## LEGAL DESCRIPTION

Unit number 2436-2A in Linden Grove III Condominium as delineated on a survey of the following described real estate: Lot 6 in Greenhoff's Resubdivision of the Berwyn-Western Subdivision, a Subdivision of Part of the Southeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 12, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as document 25435740 together with its undivided percentage interest in the common elements.

Commonly known as: 2436 W. Farragut Avenue, Unit 2A, Chicago, IL 60625

P.I.N.: 13-12-224-009-1015

Grantor also hereby grants to the Grantee, its successors and assigns, rights and easements appurtenant to the subject unit described herein, 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 as the rights and easements set forth in said Declaration for the benefit of the remaining property described therein. This Deed is subject to all easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration are recited and stipulated at length herein.

