

UNOFFICIAL COPY

107
WARRANTY DEED

2000502 MTC
The Grantor, **GLM DEVELOPERS, LLC, an Illinois 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 Ten



Doc#: 0923335093 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/21/2009 11:22 AM Pg: 1 of 3

and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, and pursuant to the authority given by the members of said company, CONVEYS and WARRANTS to **KEVIN KENNEDY, 1057 W. Oakdale, Chicago, Illinois 60657**, the following described real estate situated in the County of Cook and State of Illinois to wit:

SEE ATTACHED LEGAL DESCRIPTION RIDER FOR DEED

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **TO HAVE AND TO HOLD** said premises forever.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed by these present by its Member and attested by its Member this 13th day of August 2009.

PINS: 14-20-421-031-0000
14-20-421-032-0000

COMMONLY KNOWN AS: 3228-30 N. CLIFTON, UNIT 1S, CHICAGO, IL 60657

GLM DEVELOPERS, LLC,
an Illinois Limited Liability Company

By: _____

PADRAIC HENEGHAN, Member, Manager

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This Instrument Prepared By: HAL A. LIPSHUTZ
1120 W. Belmont Ave.
Chicago, IL 60657

Send subsequent tax bills to: KEVIN KENNEDY
3228-30 N. Clifton
Unit 1S
Chicago, IL 60657



MAIL TO:

COLLEEN LOFTUS
646 Busse Highway
Park Ridge, IL 60068

STATE OF ILLINOIS)
COUNTY OF COOK) SS:

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
586804 \$8,137.50
08/18/2009 14:02 Batch 02244 5

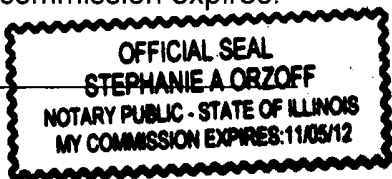


The undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that **PADRAIC HENEGHAN, Member, Manager of GLM DEVELOPERS, LLC, an Illinois Limited Liability Company**, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 13th day of August, 2009.

[Handwritten Signature]
Notary

My commission expires:



STATE TAX STATE OF ILLINOIS



AUG. 18. 09

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

0000045690

REAL ESTATE TRANSFER TAX
00775.00
FP 103037

COUNTY TAX COOK COUNTY REAL ESTATE TRANSACTION TAX



AUG. 18. 09

REVENUE STAMP

0000057975

REAL ESTATE TRANSFER TAX
00387.50
FP 103042

UNOFFICIAL COPY**LEGAL DESCRIPTION RIDER FOR DEED**

PARCEL 1:

UNIT 1S, IN THE 3228-30 NORTH CLIFTON CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 36 AND 37 IN BLOCK 8 IN BAXTER'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0907645100 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-1^S AND STORAGE SPACE S-1^S AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0907645100.

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THIS DEED IS FURTHER SUBJECT TO: (a) general real estate taxes not due and payable at the time of Closing; (b) applicable zoning, building laws and ordinances; (c) the limitations and conditions imposed by the Act; (d) the limitations and conditions imposed by the Municipal Code of Chicago; (e) the Condominium Documents including all amendments and exhibits thereto; (f) covenants, conditions, declarations, restrictions and building lines of record; (g) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (h) encroachments, if any, as shown on the Plat of Survey to be attached as Exhibit "D" to the Declaration; (i) public utility easements; (j) installments due after Closing for assessments levied pursuant to the Declaration; (k) private easements; (l) party wall rights and agreements (m) matters over which the title company has agreed to insure.

GRANTOR CERTIFIES THAT NOTICE OF INTENT AS REQUIRED BY SECTION 30 OF THE ILLINOIS CONDOMINIUM PROPERTY ACT WAS NOT SERVED AS THERE WERE NO TENANTS AT THE PROPERTY, AS THE PROPERTY WAS IMPROVED WITH A NEWLY CONSTRUCTED BUILDING.

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, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENT 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.