

UNOFFICIAL COPY

WARRANTY DEED

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#: 1213233061 Fee: \$42.00
 Eugene "Gene" Moore RHSP Fee: \$10.00
 Cook County Recorder of Deeds
 Date: 05/11/2012 10:50 AM Pg: 1 of 3

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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 **NINA ABREE** of **1641 N. Wolcott, Chicago, IL 60622**, the following described real estate situated in the County of Cook and State of Illinois to wit:

**Trustee of the Nina H Abree Revocable Trust Number Two dated April 19, 2010*
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 presents by its Members and attested by its Members this 13th day of April 2012.

PINS: 14-32-111-026-0000

COMMONLY KNOWN AS: 1310-12 W. WEBSTER, UNIT 2E, CHICAGO, IL 60614

GLM DEVELOPERS LLC,
 an Illinois Limited Liability Company

By:
PADRAIC HENEGHAN, Member/Manager

REAL ESTATE TRANSFER 04/13/2012



CHICAGO: \$4,125.00
 CTA: \$1,650.00
 TOTAL: \$5,775.00

14-32-111-026-0000 | 20120401601333 | BC6UUM

REAL ESTATE TRANSFER 04/13/2012



COOK \$275.00
 ILLINOIS: \$550.00
 TOTAL: \$825.00

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UNOFFICIAL COPY**LEGAL DESCRIPTION RIDER FOR DEED**

PARCEL 1:

UNIT 2E IN THE 1310-12 W. WEBSTER CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE.

THAT PART OF LOTS 25, 26 AND 27 IN BLOCK 6 IN GEORGE WARD'S SUBDIVISION OF BLOCK 12 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF A STRAIGHT LINE EXTENDING SOUTH FROM A POINT ON THE NORTH LINE OF SAID BLOCK 6, WHICH POINT IS 82.26 FEET WEST OF THE NORTHEAST CORNER OF SAID BLOCK 6 TO A POINT IN THE SOUTH LINE OF SAID BLOCK 6 WHICH POINT IS 83.90 FEET WEST OF THE SOUTHEAST CORNER THEREOF IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT D TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1203122049, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-2E AND STORAGE SPACE S-2E, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 1203122049.

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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; and (l) party wall rights and agreements.

GRANTOR CERTIFIES THAT NOTICE OF INTENT AS REQUIRED BY SECTION 36 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.