

UNOFFICIAL COPY

94816925

WARRANTY DEED

THE GRANTOR, PATRICK HENEGHAN BUILDERS, INC., an Illinois corporation of the County of Cook, State of Illinois for and in consideration of TEN DOLLARS (\$10.00) in hand paid, CONVEYS and WARRANTS to KENNETH A. PETERSON, of 311 S. Wacker Drive, #3000, Chicago, IL 60606, County of Cook, State of Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

UNIT NUMBER 3 IN THE 3539 N. RACINE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 23 IN BLOCK 2 IN LEHMAN'S SUBDIVISION OF LOT 4 IN ASSESSOR'S DIVISION IN THE NORTHWEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM WHICH WAS RECORDED AS DOCUMENT NO. 94750864

THE EXCLUSIVE RIGHT TO THE USE OF P-3, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 94750864

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE 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, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED THEREIN.

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

GRANTOR CERTIFIES THAT NO NOTICE OF INTENT AS REQUIRED BY SECTION 30 OF THE ILLINOIS CONDOMINIUM PROPERTY ACT WAS SERVED AS THERE WERE NO TENANTS AT THE PROPERTY.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Law of the State of Illinois.

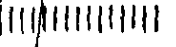
Permanent Real Estate Index Number: 14-20-400-016

Address of Real Estate: 3539 N. Racine, #3
Chicago, IL 60657

2 3 1 3 2 7



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
200.50



94816925
Cook County
REAL ESTATE TRANSFER TAX
REVENUE STAMP
12.25



12.25
REAL ESTATE TRANSFER TAX

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
999.00
SEP 16 1994
P.B. 11193

0 7 6 6 0 7
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
999.00
SEP 16 94
P.B. 11193

DEPT. OF REVENUE
SEP 16 94



999.00

8 0 9 3 1 0
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
15.75
SEP 16 94
P.B. 11193



15.75

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DATED this 2nd day of September, 1994.

PATRICK HENEGHAN BUILDERS, INC.,
an Illinois corporation

By:

Patrick Heneghan
Patrick Heneghan, President

THIS INSTRUMENT Prepared by:

HAL A. LIPSHUTZ
LEVIT AND LIPSHUTZ
1120 W. Belmont Ave.
Chicago, IL 60657-3318

SEND SUBSEQUENT Tax Bills to:

Kenneth A. Peterson
3539 N. Racine, #3
Chicago, IL 60657

MAIL TO: Kenneth A. Peterson
Freeborn & Peters
311 S. Wacker Dr., #3000
Chicago, IL 60606

STATE OF ILLINOIS)
) SS.
COUNTY OF C O O K)

COOK COUNTY, ILLINOIS
FILED FOR RECORD
1994 SEP 19 PM 2:49
94816925

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The undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that PATRICK HENEGHAN, 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 2nd day of September, 1994.

Commission expires: _____

Alexa Salomon
OFFICIAL SEAL
ALEXA SALOMON
Notary Public
PUBLIC STATE OF ILL
COMMISSION EXPIRES 9/3/96

BOX 800 CTI