

THIS INDENTURE, made this 17th day of July,  
19 95, between WYNSTONE COURT, L.L.C., a limited liability company  
created and existing under and by virtue of the laws of the State of Illinois, party  
of the first part, and Kevin J. Smith\* 5953 North  
Winthrop Avenue, Chicago, Illinois  
\*single never married

\_\_\_\_\_, party of the second part,  
WITNESSETH, that the party of the first part, for and in consideration of the sum  
of TEN AND 00/100THS (\$10.00) Dollars and other good and valuable  
consideration, in hand paid by the party of the second part, the receipt whereof is  
hereby acknowledged, and pursuant to authority of the Board of Managers of said  
company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY  
unto the party of the second part, and to his heirs and assigns,  
FOREVER, all of the following described real estate, situated in the County of  
Cook and State of Illinois, known and described as follows, to wit:

DEPT-01 RECORDING \$27.50  
140001 TRAN 8961 07/21/95 15:15:00  
#9319 CG \*-95-478842  
COOK COUNTY RECORDER

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the  
reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, rights, title, interest, claim  
or demand whatsoever, of the party of the first part, either in law or in equity, of, in and to the above described premises, with  
the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances,  
unto the party of the second part, his heirs and assigns, FOREVER.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second  
part, heirs and assigns, that it has not done or suffered to be done, anything whereby the said Premises hereby granted are, or  
may be, in any manner encumbered or charged, except as herein recited; and that the said Premises, against all persons lawfully  
claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

- (i) general real estate taxes not yet due and payable; (ii) special taxes and assessments for improvements not yet completed; (iii)  
applicable zoning and building laws and ordinances; (iv) covenants, conditions, restrictions and building lines of record and any  
violations thereof, provided said violations are insured over pursuant to Title Insurer's standard form endorsement; (v) party wall  
rights and agreements, if any; (vi) encroachments; (vii) the Declaration as amended from time to time; (viii) public, private and  
utility easements of record; (ix) limitations and conditions imposed by the Illinois Condominium Property Act; (x) installments  
due after Closing for assessments levied pursuant to the Declaration; and (xi) acts done or suffered by Purchaser.

PIN: 14-08-201-016-0000 (underlying)

GIT FOR 1/2 41 390 RM

ADDRESS OF PREMISES: 1040 W. Catalpa, Unit 3W, Chicago, Illinois 60640

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its managing member,  
the day and year first above written.

WYNSTONE COURT, L.L.C.,  
an Illinois limited liability company

By: Paragon Properties, Inc.,  
an Illinois corporation

By: [Signature]

95478842

# UNOFFICIAL COPY

State of Illinois )  
                              ) SS  
County of Cook     )

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JOHN LACH, president of Paragon Properties, Inc., an Illinois corporation, as managing member of WYNSTONE COURT, L.L.C., an Illinois limited liability company, personally known to me to be the persons whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged as such President, he signed, sealed and delivered the said instrument pursuant to authority given by the Board of Managers of said company, as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 17th day of July, 1995.

  
\_\_\_\_\_  
Notary Public



Commission Expires 2-16, 1998.

95478642



MAIL RECORDED DEED TO:  
Lori J. Stelle, Esq.  
105 W. Madison, #300  
Chicago, Illinois 60602

SEND SUBSEQUENT TAX BILLS TO:  
Kevin J. Smith  
1040 West Catalpa, Unit 3W  
Chicago, Illinois 60640

2000 JAN 20 10 54 AM  
CHICAGO, ILLINOIS 60602

# UNOFFICIAL COPY

## EXHIBIT A

UNIT 1040-3W, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN WYNSTONE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 94 993 729, IN THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 14 08-201-016-0000 (underlying)

COMMON ADDRESS: 1040 West Catalpa, Unit 1040-3W  
Chicago, Illinois 60640

### SUBJECT TO:

- (i) general real estate taxes not yet due and payable;
- (ii) special taxes and assessments for improvements not yet completed;
- (iii) applicable zoning and building laws and ordinances;
- (iv) covenants, conditions, restrictions and building lines of record and any violations thereof, provided said violations are insured over pursuant to Title Insurer's standard form endorsement;
- (v) party wall rights and agreements, if any;
- (vi) encroachments;
- (vii) the Declaration as amended from time to time;
- (viii) public, private and utility easements of record;
- (ix) limitations and conditions imposed by the Illinois Condominium Property Act;
- (x) installments due after Closing for assessments levied pursuant to the Declaration; and
- (xi) acts done or suffered by Purchaser.

THE TENANT OF THE UNIT(S) HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

GRANTOR ALSO HEREBY GRANTS TO 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 AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION OF CONDOMINIUM 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.

94 993 729

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Property of Cook County Clerk's Office

95478842

# CHANGE OF INFORMATION FORM

SCANNABLE DOCUMENT - READ THE FOLLOWING RULES

- 1. Changes must be kept in the space limitations shown
- 2. DO NOT use punctuation
- 3. Print in CAPITAL LETTERS with BLACK PEN ONLY
- 4. Allow only one space between names, numbers and addresses

### SPECIAL NOTE:

If a TRUST number is involved, it must be put with the NAME, leave one space between the name and number  
 If you do not have enough room for your full name, just your last name will be adequate  
 Property Index numbers (PIN #) MUST BE INCLUDED ON EVERY FORM

### PIN:

11 - 08 - 201 - 016 - 0000

### NAME:

K C U I W S M J H

### MAILING ADDRESS:

STREET NUMBER STREET NAME - APT or UNIT

1040 W CATALPA 3W

### CITY

K H Z C A G O

### STATE:

IL

### ZIP:

60640

### PROPERTY ADDRESS:

STREET NUMBER STREET NAME - APT or UNIT

1040 W CATALPA 3W

### CITY

K H Z C A G O

### STATE:

IL

### ZIP:

60640

95478842

City's Office

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