

UNOFFICIAL COPY

WARRANTY DEED
STATUTORY (ILLINOIS)
(CORPORATION TO INDIVIDUAL)

95667537

20016360001001

THE GRANTOR, LAB-TOWNHOMES, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, for an in consideration of the sum of TEN (\$10.00) and 00/100 DOLLARS and other good and valuable consideration, in hand paid, CONVEYS AND WARRANTS TO:

Christopher M. Denker and Michael J. Denker not as tenants in common, but as joint tenants with right of survivorship of 2665 N. Burling Chicago, IL

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

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

DEPT-01 RECORDING \$23.50
140011 TRAN 8365 10/02/95 16:13:00
13617 + RV *-95-667537
COOK COUNTY RECORDER

Permanent Real Estate Index Number(s):
14-20-320-034 14-20-320-043 14-20-320-044

Address of Real Estate: 1541 W. Henderson Chicago, Illinois # 1541-N (above space for recorder only)

In Witness Whereof, said Grantor has caused its name to be signed to these presents by Ronald B. Shipka, Sr., Manager of LAB-Townhomes, L.L.C., a Delaware Limited Liability Company, this 28th day of September, 1995.

LAB-Townhomes, L.L.C.
a Delaware Limited Liability Company

By: LAB Townhomes, L.L.C.

BY: Ronald B. Shipka, Sr., Its Manager

State of Illinois, County of Cook, ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Ronald B. Shipka, Sr. personally known to me to be the Manager of LAB-Townhomes, L.L.C. and 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 as such Manager, he signed and delivered the said instrument pursuant to authority given by the Board of Managers of said Company, as his free and voluntary act and deed of said company, for the uses and purpose therein set forth.

Given under my hand and official seal, this 28th day of September, 1995.

OFFICIAL SEAL
Carla M. Guliano
Notary Public, State of Illinois
My Commission Expires 1/2/98
Carla M. Guliano
Notary Public

my commission expires _____

This Instrument Prepared by Michael Brown, 2950 N. Lincoln Ave, Chicago, IL.

Mail to:
Lynn Cavallo
610 W. Roosevelt Rd.
Chicago, IL 60187
Wheaton

send subsequent tax bills to:
Michael J. Denker
1541 W Henderson, Unit N
Chicago, Illinois 60657



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COOK COUNTY
PROPERTY TAX
2017.50

COOK COUNTY
REAL ESTATE TRANSACTION TAX
134.50

95667537

Property of Cook County Clerk's Office

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UNIT 1541-N IN THE HENDERSON SQUARE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1

LOTS 17 AND 18, THE WEST HALF OF LOT 16, THE NORTH HALF OF LOTS 29 TO 34, BOTH INCLUSIVE, AND THE NORTH HALF OF LOT 35, EXCEPT THE EAST 5.00 FEET THEREOF, IN BLOCK 1 OF SICKEL AND HUFMEYER'S SUBDIVISION OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

ALSO:

ALL THAT PART OF THE EAST AND WEST 16 FOOT VACATED ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 9 TO 18, BOTH INCLUSIVE, LYING NORTH OF AND ADJOINING THE NORTH LINE OF LOTS 29 TO 38, BOTH INCLUSIVE, AND LYING WEST OF AND ADJOINING THE WEST LINE OF THE EAST HALF OF LOT 16 PRODUCED SOUTH 16 FEET, IN BLOCK 1 OF SICKEL AND HUFMEYER'S SUBDIVISION OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

ALSO:

ALL THAT PART OF THE EAST 1/2 OF THE NORTH AND SOUTH VACATED ALLEY IN BLOCK 1 OF SICKEL AND HUFMEYER'S SUBDIVISION LYING EAST OF AND ADJACENT TO LOTS 19 THROUGH 28 IN SAID BLOCK 1 AND LYING NORTH OF THE SOUTH LINE OF THE NORTH HALF OF LOT 29 PRODUCED WEST 9 FEET, IN SAID BLOCK 1, ALL IN THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2

THE NORTH HALF OF LOTS 9 TO 15, BOTH INCLUSIVE, AND THE NORTH HALF OF THE EAST HALF OF LOT 16, IN BLOCK 1 OF SICKEL AND HUFMEYER'S SUBDIVISION OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 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 95491093, AND AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

"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 EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN."

"THE 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."

PROPERTY ADDRESS:

1541 W HENDERSON

CHICAGO, ILLINOIS

PIN# 14-20-320-034-0000

14-20-320-043-0000

14-20-320-044-0000

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